

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0113619236



Payment Date: 17/11/2025 15:51:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, BHILWARA

Location: BHILWARA

Period: 17/11/2025-To-30/11/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतियां	1000.00
Commision(-):		0.00
Total/NetAmount:		1000.00

One Thousand Rupees and Zero Paise Only

Payee Details:

Full Name: N.K. SHARMA AND ASSOCIATES

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

No.(If Applicable):

City(Pincode): Bhilwara(311001)

Address: BHILWARA

Remarks: Land Khata no 338 Khasara no 920/285, Khasra no 922/297, Khata no 345 Khasara no 300, Khata no 106 Khasara no 299/1, Khasara no 300/2, Khata no 14 Khasara no 281/1, Khasara no 282/1, Khasara no 284,

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB11361923617112025

Date: 17/11/2025 15:51:00

Reference No: IK20251117160255

Computer generated copy on : 17/11/2025

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

Pankaj Bhanu



M/S N.K. SHARMA & ASSOCIATES

Nand Kishore Sharma
Advocate

09983332626, 09413358126

Yogesh Sharma
Advocate

092140202626, 09983322126

Ref No.: 2025/Nov/01

Date: 17-11-2025

LEGAL REPORT

To,
The, Rajasthan Real-estate Regulatory Authority
Govt. of Rajasthan Jaipur (Raj.)

Dear Sir,

Ref: Title cum Opinion Report about the clear and marketable title to the a property to be Proposed from Registered in Rajasthan Real-estate Regulatory Auth Govt. of Rajasthan Jaipur (Raj.) submit as under :-

1. **Description and area of the property-** Non - Agriculture Land Khata no 338 (old no 172) Khasara no 920/285, Khata no 338 (old no 172) Khasara no 922/297, Khata no 345 (old no 223) Khasara no 300, Khata no 106 (old no 108) Khasara no 299/1, Khata no 106 (old no 108) Khasara no 300/2, Khata no 14 (old no 15) Khasara no 281/1, Khata no 14 (old no 15) Khasara no 282/1, Khata no 14 (old no 15) Khasara no 284, at Village :- Swaroopganj, Patwar halka : Swaroopganj Tehsil Hamirgarh, District Bhilwara (Raj) Admeasuring of Total 1.5769 Hectare (Total Area 15769.00 Square meter) (Hereinafter referred as the Said Property)

As per Land Record	
Village - Swaroopganj,	Tehsil- Hamirgarh
Khata no 338 Khata no 345 Khata no 106 Khata no 14	District-Bhilwara
Name of Owner-UIT Bhilwara (Raj)	
Survey No. Khata no 338 (old no 172) Khasara no 920/285, Khata no 338 (old no 172) Khasara no 922/297, Khata no 345 (old no 223) Khasara no 300, Khata no 106 (old no 108) Khasara no 299/1part, Khata no 106 (old no 108) Khasara no 300/2, Khata no 14 (old no 15) Khasara no 281/1, Khata no 14 (old no 15) Khasara no 282/1, Khata no 14 (old no 15) Khasara no 284, at	

Address- New Sham Ki Sabji Mandi Chouraha, Session Court Road, Bhilwara, Raj-311001



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Village :- Swaroopganj, Patwar halka : Swaroopganj Tehsil Hamirgarh, District Bhilwara (Raj) Admeasuring of Total 1.7286 Hectare (Total Area 17286.00 Square meter)
Area as per jamabandi- Total 1.5769 Hectare
Assessment (Rs.Paisa)- As per valuation of DLC
Other Details- -----
Complete Share i.e Total 1.5769 Hectare

Boundaries

Khata no 338, 345, 106, 14,
On East- As per Khasara naksha
On West- As per Khasara naksha
On North- As per Khasara naksha
On South- As per Khasara naksha

2. Nature of Property- Non Agriculture Land

Other Provisions:-

- Whether provisions of Urban Land Ceiling Act are applicable?
NO.
- Whether property to be given as security is subject to any minor's claim/share?
NO.
- Whether the property is affected by any revenue and tenancy regulations?
NO.
- Whether the user land has been converted into Non-Agricultural for Residential And Commercial use by the order of the competent Authority?
Yes Land Conversion Oder Dated 15.10.2025

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5. Whether all original documents for last 13 years have been scrutinized?
Yes
6. Whether required documents are available for Necessary Action?
YES
7. Whether all previous owners had the right/competency to transfer the property?
YES
8. Whether mortgage by deposit of title deeds is possible?
Yes.
9. Whether the property has been transferred/to be transferred by a Power of Attorney holder of the original land owner in favor of Applicant?
NO.
10. Whether POA holder of original land owner has/had authority under POA.
N.A.
11. Whether the entire POA as recorded in 5.11 is registered?
N.A.
12. What is the tenure of the land if it leased?
Not yet
13. Whether the land is Adivasi (Tribal) Land?
NO.
14. Whether the land/property is joint family property?
NO.
15. Is the land/ property/ flat is subject to any reservations/ acquisitions/ requisitions? As per our information & documents furnished to us.
NO.

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16. Whether Search Report is obtained and submitted? Search Report
Details:

Sub-Registrar Hamirgarh, Bhilwara (Raj.)

Vide receipt no: 113619236
2006 to 2025 Search Report Date: 17.11.2025

3. Details of documents examined/ scrutinized (this should be in chronological order with serial numbers, type/ nature of document, date of execution, parties, date of registration details including the details of revenue / society records etc.) Title Deeds and other relevant documents are available. detailed list-

1. Jamabandi Samvat 2074 – 2077 of Khata no 338 (old no 172) situated at Swaroopganj, Patwar Halka Swaroopganj, Tehsil Hamirgarh and Dist Bhilwara (Raj)
2. Jamabandi Samvat 2074 – 2077 of Khata no 345 (old no 223) situated at Swaroopganj, Patwar Halka Swaroopganj, Tehsil Hamirgarh and Dist Bhilwara (Raj)
3. Jamabandi Samvat 2074 – 2077 of Khata no 106 (old no 108) situated at Swaroopganj, Patwar Halka Swaroopganj, Tehsil Hamirgarh and Dist Bhilwara (Raj)
4. Jamabandi Samvat 2074 – 2077 of Khata no 14 (old no 15) situated at Swaroopganj, Patwar Halka Swaroopganj, Tehsil Hamirgarh and Dist Bhilwara (Raj)
5. Regd. Sale Deed of Dated 14.10.2008 executed by Immamudin S/o Ghisa Musalman Pinara in Favor of Nidhi Jain D/o Omprakash Sisodiya R/o Bhilwara Raj. Miner Through Guardian Omprakash Sisodiya which was regd. at office of sub registrar Bhilwara (Raj.) Dated 14.10.2008 on Serial No. 2008010283.
6. Regd. Sale Deed of Dated 14.10.2008 executed by Immamudin S/o Ghisa Musalman Pinara in Favor of Smt. Pushpa Tapriya W/o Satish Tapriya

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And Smt. Ratan Devi W/o Ramray Maheshwari R/o Bhilwra Raj. which was regd. at office of sub registrar Bhilwara (Raj.) Dated 14.10.2008 on Serial No. 2008010275.

7. Regd. Sale Deed of Dated 08.01.2010 executed by Rameshwar Lal S/o Badari Suthar R/o Swaroopganj, Bhilwara in Favor of Omprakash Sisodiya HUF Karta Omprakash S/o Sajjan Singh Sisodiya, Smt. Neelam Kabra W/o Dilip Kabra And Satish Tapriya HUF Karta Satish Tapriya S/o Ramjeevan Tapriya R/o Bhilwra Raj. which was regd. at office of sub registrar Bhilwara (Raj.) Dated 08.01.2010 on Serial No. 2010000322.
8. Regd. Sale Deed of Dated 31.03.2025 executed by M/s Airtex India Ltd. in Favor of Omprakash Sisodiya HUF Karta Omprakash S/o Sajjan Singh Sisodiya, Smt. Neelam Kabra W/o Dilip Kabra And Satish Tapriya HUF Karta Satish Tapriya S/o Ramjeevan Tapriya R/o Bhilwra Raj. which was regd. at office of sub registrar Hamirgarh, Bhilwara (Raj.) Dated 03.04.2025 on Serial No. 202503038100942.
9. Regd. Sale Deed of Dated 14.07.2025 executed by Roshan S/o Rustam Pinara R/o Swaroopganj Tehsil Hamirgarh District Bhilwara Raj. in Favor of Omprakash Sisodiya HUF Karta Omprakash S/o Sajjan Singh Sisodiya which was regd. at office of sub registrar Hamirgarh, Bhilwara (Raj.) Dated 17.07.2025 on Serial No. 202503038101750.
10. Copy of Land Conversion Oder No. LU201/BHL/2025-26/100848 Dated 15.10.2025 issued by UIT Bhilwara (Raj.)
11. Copy of Approved Lay out plan No. 4617-4618 Dated 31.10.2025 issued by UIT Bhilwara.
4. Whether the Advocate has personally visited the Sub-Registrar /Revenue/Municipal Office and examined the records. **Yes**
5. **Whether the Search is being made for the period of 30 years. If no, reasons thereof:**

At Sub-Registrar's Office Bhilwara & Hamirgarh (Raj.). From the year of 2006-2025 i.e 20 year and I hereby opine that to the best of my knowledge, the original title deed/s submitted for verification are genuine. There are no prior mortgages/charges what for pertaining to the

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immovable property/ies covered by the above said title deeds. Search report vide no 113619236 dated 17.11.2025 from the Year of 2006 to 2025 annex here with.

6. Whether there is any doubt/ suspicion about the genuineness of the original documents. If yes, then specify:

There are no doubts about the genuineness of Certified / online copies of the said of the said property.

7. Tracing of the chain of title in favor of owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties along with the type of right it creates-

The said property initially Belong to Omprakash Sisodiya HUF Karta Omprakash S/o Sajjan Singh Sisodiya, Smt. Neelam Kabra W/o Dilip Kabra, Satish Tapriya HUF Karta Satish Tapriya S/o Ramjeevan Tapriya, Nidhi Jain D/o Omprakash Sisodiya, Smt. Pushpa Tapriya W/o Satish Tapriya And Smt. Ratan Devi W/o Ramray Maheshwari R/o Bhilwara Raj. And land use changed from Agriculture to non agriculture uses by UIT Bhilwara (Raj) vide its land conversion order Dated 15.10.2025 They surrender Land in favor of UIT Bhilwara (Raj.) there after said land said land recorded in the name of UIT Bhilwara (Raj) as par jamabandi. Thereafter UIT Bhilwara (Raj) approved lay out plan on dated 31.10.2025. Hence title to the said property is clear, valid and marketable and free from any Encumbrances

CERTIFICATE OF TITLE:-

I have inspected & Search the title of Non - Agriculture Land Khata no 338 (old no 172) Khasara no 920/285, Khata no 338 (old no 172) Khasara no 922/297, Khata no 345 (old no 223) Khasara no 300, Khata no 106 (old no 108) Khasara no 299/1, Khata no 106 (old no 108) Khasara no 300/2, Khata no 14 (old no 15) Khasara no 281/1, Khata no 14 (old no 15) Khasara no 282/1, Khata no 14 (old no 15) Khasara no 284, at Village :- Swaroopganj, Patwar halka : Swaroopganj Tehsil Hamirgarh, District

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Bhilwara (Raj) Admeasuring of Total 1.5769 Hectare (Total Area 15769.00 Square meter) (Hereinafter referred as the Said Property) the said property is free from all Charges and encumbrance whatsoever & No. Encumbrances to the said property is absolute Clear, Valid and Marketable.

Annexed Original Search Receipt No. 113619236 Dated 17-11-2025 from Year 2006-2025

Yogesh
Sharma

Digitally signed
by Yogesh
Sharma

Date:
2025.11.17
15:58:22 +05'30'

Yogesh Sharma, Advocate
(Partner N.K. Sharma & Associates)

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