

Registration and Stamps department
Government of Rajasthan

N: 0117036735



Payment Date: 22/01/2026 13:40:23

ice Name: Dataramgarh Sub Registrar
ocation: DANTA RAMGARH
Period: 22/01/2026-To-31/01/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	1300.00
	Commision(-):	0.00
	Total/NetAmount:	1300.00

One Thousand Three Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: Giriraj singh tanwar adv	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): RINGAS(332404)
Address:RINGAS	Remarks:Vikaram bajiya son of beerbal R/O khatushyam ji Distt. Sikar,sri khatushyam ji colonizers,Through Director,Ayushmaan Gupta Sear Fees 2014 to,2026,13 years

Payment Details:

Challan No. - 0

Bank: PNB GateWay(Credit/Debit Cards)

Bank CIN No: PNBG11703673522012026

Date: 22/01/2026

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Area 14741 Square Meters land vide Khasra No. 5799/775, 5801/776 total 2 situated at Village Khatushyamji Tehsil Dantaramgarh District Sikar Rajasthan owned by 1. Mr. Vikram Bajiya S/o Birbal Singh By Cast Jat R/o Khatushyamji Tehsil Dantaramgarh District Sikar (Raj.) and 2. Shri Khatushyamji Colonizers through director Ayushman Gupta S/o Vijay Kumar By Cast Mahajan R/o B-87, Gautam Marg, Hanuman Nagar, Vaishali Nagar, Jaipur (Raj.).

We, have caused necessary searches in the office of Sub-Registrar, Dantaramgarh and have inspected all relevant records and all other documents in respect of the aforesaid property, our search report is as follows.

Initially land of Khasra No. 712, 717, 722, 723, 2627, 7375, 7678 total 10 total measuring area 13.04 Hectare situated in Village Khatushyamji Tehsil Dantaramgarh District Sikar Rajasthan in above said land 1/2 Share was Registered in khatedari of Mr. Birbal S/o Amararam By Cast Jat R/o Khatushyamji Tehsil Dantaramgarh District Sikar (Raj.).

Thereinafter - After legal divdation Khasra No. 5799/775 measuring area 0.2867 Hectare, Khasra No. 5801/776 measuring area 1.1874 Hectare total 2 total measuring area 1.4741 Hectare or 14741 Sq. Meter muted in khatedari of Mr. Birbal S/o Amararam By Cast Jat R/o Khatushyamji Tehsil Dantaramgarh District Sikar (Raj.).

Thereinafter - Mr. Birbal S/o Amararam By Cast Jat R/o Khatushyamji Tehsil Dantaramgarh District Sikar (Raj.) executed a Sale Deed in favour of 1. Mr. Vikram Bajiya S/o Birbal By Cast Jat R/o Khatushyamji Tehsil Dantaramgarh District Sikar (Raj.) and 2. Shri Khatushyamji Colonizers through director Ayushman Gupta S/o Vijay Kumar By Cast Mahajan R/o B-87, Gautam Marg, Hanuman Nagar, Vaishali Nagar, Jaipur (Raj.) and above said Sale Deed Registered by Sub-Registrar, Dantaramgarh in book no. 1 volume no. 680 page no. 141 serial no. 202503497105633 and additional book no. 1 volume no. 2916 is at page no. 344 to 354 dated 16/10/2025.

Thereinafter - 1. Mr. Vikram Bajiya S/o Birbal By Cast Jat R/o Khatushyamji Tehsil Dantaramgarh District Sikar (Raj.) and 2. Shri Khatushyamji Colonizers through director Ayushman Gupta S/o Vijay Kumar By Cast Mahajan R/o B-87, Gautam Marg, Hanuman Nagar, Vaishali Nagar, Jaipur (Raj.) have applied for conversion of the said land in the concerned authority from agriculture to non-

GIRIRAJ SINGH TANWAR
ADVOCATE
RAJASTHAN HIGH COURT

R/o: Tejal Vihar Colony, Srimadhopur Road,
Reengus, Distt. Sikar (Raj.).
Mob. No. 9413858690

agricultural use under the provisions of section 90-A of Rajasthan Land Revenue Act 1956 and for the same an क्रमांक : का./प्रा./अधि.न.क्ष.खाट्टा /2025-2026/1503 दिनांक 23.12.2025 in respect of conversion of land vide Khasra no. 5799/775, 5801/776 situated at Village Khatushyamji Tehsil Dantaramgarh District Sikar Rajasthan measuring 14741 Square Meters under section 90-A of Rajasthan Land Revenue Act 1956 ordered by Nagar Palika, Khatushyamji in favour of 1. Mr. Vikram Baiya S/o Birbal By Cast Jat R/o Khatushyamji Tehsil Dantaramgarh District Sikar (Raj.) and 2. Shri Khatushyamji Colonizers through director Ayushman Gupta S/o Vijay Kumar By Cast Mahajan R/o B-87, Gautam Marg, Hanuman Nagar, Vaishali Nagar, Jaipur (Raj.) and the demanded charges in respect of the land use conversion authority and the said khatedari land vide Khasra no. 5799/775, 5801/776 situated at Village Khatushyamji Tehsil Dantaramgarh District Sikar Rajasthan measuring 14741 Square Meters has also been surrendered by the owner in favour of Nagar Palika, Khatushyamji land convert Agriculture to Residential purpose. In the colony name "**Bhavya Enclave-3**".

I, hereby certify that as per information provided to us the said land 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 absolutely 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 restriction of Urban Land (Ceiling Regulations) Act. 1976 and it is fit for equitable mortgage.

The fee receipt no. GRN no. 117036735 dated 22/01/2026 for the relevant search is enclosed herewith.

Place: RINGAS Date: 22/01/2026


गिरिराज सिंह तेंवर एडवोकेट
राजस्थान हाईकोर्ट, रींगस
न्यायालय परिसर
रींगस, जिला-सीकर (राज.)
मो 9413858690