

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0109248833



Payment Date: 13/08/2025 18:18:00

Office Name: SUB REGISTRAR, REGISTRATION & STAMPS, CHAKSU

Location: CHAKSU

Period: 23/04/2025-To-13/08/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-01-800-02-00-विविध	100.00

Commision(-): 0.00

Total/NetAmount: 100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: Rakesh Choudhary	Tin/Actt.No./VehicleNo./Taxid :	
Pan No.(If Applicable):	City(Pincode):	Jaipur(302020)
Address:F-24,6-D Engineers Colony mangyawas mansarover jaipur	Remarks:Sangam City Chaksu	

Payment Details:

Challan No. - 0

Bank:	UPI	Bank CIN No:	CNRB10924883313082025
Date:	13/08/2025 18:18:00	Refrence No:	IK20250813039749

Computer generated copy on : 13/08/2025

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

Ref :TSR/PVT/07/25

Date: 13.08.2025

Title Opinion of Residential Project “SANGAM CITY” IN Converted Land Khasra no-100,104 to 111,123,124,267 ,268, 293,294,295,296,300,301, 302, 305, 306, 309 to 317, 98,99,112 to 115,117,118,120 to 122 ,269/2 total measuring 104248 Sq Mtrs situated at Village-Rampura Bujurag Patwar Halka-Badali Tehsil-Chaksu District Jaipur standing in the name of M/s Divinity Buildestae Pvt Ltd through its Director Dinesh Kukreja and M/s Dream World Infrastructure Ltd through its Director Anurag Gupta(As Land Onwer) and OKAY Plus Builders LLP (Developer) & M/s Sanjeevani Buildhome (Other Developers)

Land Owner Name:- M/s Divinity Buildestae Pvt Ltd through its Director Dinesh Kukreja and M/s Dream World Infrastructure Ltd through its Director Anurag Gupta

Developer:- M/s OKAY Plus Builders LLP (**Developer**) R/o 72-A Kiran Path Suraj Nagar West Civil Lines Jaipur **&** M/s Sanjeevani Buildhome (**Developer**) R/o 4/187 Ajit tower 2nd Floor Near Galaxy Cinema Mansarovar Jaipur

Property address:- Residential Converted Land Khasra no-100,104 to 111,123,124,267 ,268, 293,294,295,296,300,301, 302, 305, 306, 309 to 317, 98,99,112 to 115,117,118,120 to 122 ,269/2 total measuring 10.4248 hectare situated at Village-Rampura Bujurag Patwar Halka-Badali Tehsil-Chaksu District Jaipur

Project Name:- **“SANGAM CITY”**

Legal Description

- Immovable property **Agricultural Land bearing** Khasra no-100,104 to 111,123,124,267 ,268, 293,294,295,296,300,301, 302, 305, 306, 309 to 317, 98,99 total Land measusirng 7.6700 Hectare I.e 76700 Sq Mtrs situated at Village-Rampura Bujurag Patwar Halka-Badali Tehsil-Chaksu District Jaipur is Originally owned by Khatedar Ghasi,Sukhdev s/o Kalyan,Radha Kishan s/o Sheodan,Gopal s/o Mewa,Ram Karan s/o Arjun,Ramphool s/o Ganesh ,Chhaju s/o Sukhdev ,Ghasi ,Badri s/o Bakhtar,Smt Barji w/o Late Gopal,Dhapu ,Ladu,Ramphool, Ramdhan ,Sitaram,Daya Ram,Kailash all s/o Gopal and Sita Ram s/o Manna Lal,Shri Narayan

s/o Devi Lal ,Kajod ,Kishore,Narayan ,Kalu s/o Mangi Lal having share as per mentioned in Revenue Record.After that they were sold said their share in said Land to M/s Divinity Buildestae Pvt Ltd through its Director Dinesh Kukreja vide various sale deeds I.e

1. Sale deed dated 10.10.2006 executed by Ghasi, Sukhdev s/o Kalyan in favour of M/s Divinity Buildestae Pvt Ltd through its Director which was Regisatered in the office of Sub-Registrar-Kotkhawda Jaipur in Book no-1 Volume no-43 Page No-85 Serial No-1074 and copy of deed filed in additional Book no-1 volume no-132 Page No-99-105 on dated 10.10.2006
2. Sale deed dated 12.10.2006 executed by Radha Kishan s/o Sheodan,Gopal s/o Mewa,Ram Karan s/o Arjun,Ramphool s/o Ganesh ,Chhaju s/o Sukhdev in favour of M/s Divinity Buildestae Pvt Ltd through its Director which was Regisatered in the office of Sub-Registrar-Kotkhawda Jaipur in Book no-1 Volume no-43 Page No-93 Serial No-1082 and copy of deed filed in additional Book no-1 volume no-132 Page No-120-126 on dated 12.10.2006
3. Sale deed dated 13.10.2006 executed by Ghasi ,Badri s/o Bakhtar,Smt Barji w/o Late Gopal,Dhapu ,Ladu,Ramphool, Ramdhan ,Sitaram,Daya Ram,Kailash all s/o Gopal and Sita Ram s/o Manna Lal in favour of M/s Divinity Buildestae Pvt Ltd through its Director which was Regisatered in the office of Sub-Registrar-Kotkhawda Jaipur in Book no-1 Volume no-43 Page No-142 Serial No-1131 and copy of deed filed in additional Book no-1 volume no-133 Page No-30-37 on dated 27.10.2006
4. Sale deed dated 13.11.2006 executed by Shri Narayan s/o Devi Lal in favour of M/s Divinity Buildestae Pvt Ltd through its Director which was Regisatered in the office of Sub-Registrar-Kotkhawda Jaipur in Book no-1 Volume no-43 Page No-189 Serial No-1178 and copy of deed filed in additional Book no-1 volume no-133 Page No-179-182 on dated 13.11.2006
5. Sale deed dated 10.11.2006 executed by Kajod ,Kishore,Narayan ,Kalu s/o Mangi Lal in favour of M/s Divinity Buildestae Pvt Ltd through its Director which was Regisatered in the office of Sub-Registrar-Kotkhawda Jaipur in Book no-1 Volume no-43 Page No-197 Serial No-1186 and copy of deed filed in additional Book no-1 volume no-133 Page No-197-200 on dated 14.11.2006
6. Sale deed dated 17.09.2007 executed by Shri Baksh s/o Mangya in favour of M/s Divinity Buildestae Pvt Ltd through its Director which was Regisatered in the office of Sub-Registrar-VI Jaipur in Book no-1 Volume no-39 Page No-27 Serial No-2007396000957 and copy of deed filed in additional Book no-1 volume no-153 Page No-327-336 on dated 18.09.2007.

As per above mentioned sale deed mutation entry made in revenue record in the name of M/s Divinity Buildestae Pvt Ltd

- Immovable property **Agricultural Land bearing** Khasra no-112 to 115,117,118,120 to 122 ,269/2 total Land measusirng 3.2700 Hectare I.e 32700 Sq Mtrs situated at Village-Rampura Bujurag Patwar Halka-Badali Tehsil-Chaksu District Jaipur is Originally owned by Khatedar Ram Lal s/o Ramswroop,Shri Baksh s/o Mangya,Badri Narayanb,Ramphool,Ram Ratan all s/o Jagdish, Prem devi w/o Hari Narayan d/o Jagdish and Shri Baksh s/o Mangya having share as per mentioned in Revenue Record.After that they were sold said their share in said Land to M/s Dream World Infrastructure Ltd through its Director Anurag Gupta vide various sale deeds I.e
 1. Sale deed dated 30.03.2010 executed by Ram Lal s/o Ramswroop in favour of M/s Dream World Infrastructure Ltd through its Director which was Regisatered in the office of Sub-Registrar-Chaksu Jaipur in Book no-1 Volume no-161 Page No-184 Serial No-488 and copy of deed filed in additional Book no-1 volume no-444 Page No-605-618 on dated 09-04.2010
 2. Sale deed dated 23.04.2010 executed by Shri Baksh s/o Mangya in favour of M/s Dream World Infrastructure Ltd through its Director which was Regisatered in the office of Sub-Registrar-Chaksu Jaipur in Book no-1 Volume no-164 Page No-6 Serial No-611 and copy of deed filed in additional Book no-1 volume no-447 Page No-33-42 on dated 23.04.2010
 3. Sale deed dated 16.04.2013 executed by Badri Narayanb,Ramphool, Ram Ratan all s/o Jagdish, Prem devi w/o Hari Narayan d/o Jagdish in favour of M/s Dream World Infrastructure Ltd through its Director which was Regisatered in the office of Sub-Registrar-Kotkhawda Jaipur in Book no-1 Volume no-91 Page No-175 Serial No-724 and copy of deed filed in additional Book no-1 volume no-278 Page No-88-92 on dated 22.04.2013

As per above mentioned sale deed mutation entry made in revenue record in the name of M/s Dream World Infrastructure Ltd through its Director.Now M/s Divinity Buildestae Pvt Ltd through its Director & M/s Dream World Infrastructure Ltd through its Director became absolute owner of the aforesaid land

-After that M/s Divinity Buildestae Pvt Ltd through its Director & M/s Dream World Infrastructure Ltd through its Director jointly filed an application before Nagar Palika Chaksu for Conversion of said land for Residential Purpose and after conducted necessary invetigation Authorized Officers(EO) Nagar Palika Chaksu converted said land for Residential purpose under section 90-A of

Rajasthan Land Revenue Act 1956 and vide order no-LSGCLU90A/ 2024-25/104271 on dated 23/04/2025 and after M/s Divinity Buildestae Pvt Ltd through its Director & M/s Dream World Infrastructure Ltd through its Director submitted there Plan for Residential Project “**Sangam City**” before Nagar Palika Chaksu for necessary approval and after Nagar Palika Chaksu approved Layout Plan of “**SANGAM CITY**” IN Converted Land Khasra no-100,104 to 111,123,124,267 ,268, 293,294,295,296,300,301, 302, 305, 306, 309 to 317, 98,99,112 to 115,117,118,120 to 122 ,269/2 total measuring 104248 Sq Mtrs situated at Village-Rampura Bujurag Patwar Halka-Badali Tehsil-Chaksu District Jaipur vide Letter No-1296 dated 21.05.2025.As per aforesaid order M/s Divinity Buildestae Pvt Ltd through its Director & M/s Dream World Infrastructure Ltd through its Director became absolute owner of Residential converted land as below mentioned Table:-

क्रम.	ग्राम / तहसील	खातेदार का नाम	खसरा संख्या	क्षेत्रफल (वर्ग मीटर)
1	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	100	2500
2	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	104	2400
3	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	105	2800
4	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	106	300
5	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	107	2100
6	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	108	3100
7	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	109	3100
8	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	110	2800
9	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	111	3200
10	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	123	1100
11	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	124	900
12	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	267	4400
13	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	268	5100
14	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	293	1400
15	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	294	1000

क्रम.	ग्राम / तहसील	खातेदार का नाम	खसरा संख्या	क्षेत्रफल (वर्ग मीटर)
16	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	295	2000
17	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	296	6200
18	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	300	1800
19	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	301	1900
20	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	302	1900
21	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	305	1400
22	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	306	900
23	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	309	3900
24	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	310	900
25	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	311	2000
26	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	312	1200
27	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	313	1900
28	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	314	2500
29	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	315	1300
30	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	316	1500
31	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	317	1300
32	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	98	5400
33	Rampura Bujurg	Divinity Buildestate Pvt. Ltd. Through Dir. Dinesh Kukreja	99	2500
34	Rampura Bujurg	Dream World Infrastructure Ltd. Through Dir. Anurag Gupta	112	1700
35	Rampura Bujurg	Dream World Infrastructure Ltd. Through Dir. Anurag Gupta	113	4900
36	Rampura Bujurg	Dream World Infrastructure Ltd. Through Dir. Anurag Gupta	114	6100
37	Rampura Bujurg	Dream World Infrastructure Ltd. Through Dir. Anurag Gupta	115	100
38	Rampura Bujurg	Dream World Infrastructure Ltd. Through Dir. Anurag Gupta	117	1600
39	Rampura	Dream World Infrastructure Ltd. Through Dir.	118	1400

क्रम. ग्राम / तहसील	खातेदार का नाम	खसरा संख्या	क्षेत्रफल (वर्ग मीटर)
	Bujurg Anurag Gupta		
40	Rampura Bujurg Dream World Infrastructure Ltd. Through Dir. Anurag Gupta	120	1500
41	Rampura Bujurg Dream World Infrastructure Ltd. Through Dir. Anurag Gupta	121	1000
42	Rampura Bujurg Dream World Infrastructure Ltd. Through Dir. Anurag Gupta	122	1800
43	Rampura Bujurg Dream World Infrastructure Ltd. Through Dir. Anurag Gupta	269/2	12600

Total land in Sq Mtrs 109400

After that M/s Divinity Buildestae Pvt Ltd through its Director & M/s Dream World Infrastructure Ltd through its Director executed Joint Development Agreement dated 31.07.2025 in favour of **M/s OKAY Plus Builders LLP (Developer)** R/o 72-A Kiran Path Suraj Nagar West Civil Lines Jaipur & M/s Sanjvevni Buildhome **(Developers)** R/o 4/187 Ajit tower 2nd Floor Near Galaxy Cinema Mansarovar Jaipur which was Registered in the office of Sub-Registrar-IX Jaipur in Book no-1 Volume No-451 Page No-160 Serial No-202503182108171 and copy of deed filed in additional book No-1 volume no-1804 Page No-257-281 on dated 01.08.2025

Now M/s Divinity Buildestae Pvt Ltd through its Director & M/s Dream World Infrastructure Ltd through its Director (As Land Onwer) jointly absolute owner of the said land of Project **"SANGAM CITY"** in Converted Land Khasra no-100,104 to 111,123,124,267 ,268, 293,294,295,296,300,301, 302, 305, 306, 309 to 317, 98,99,112 to 115,117,118,120 to 122 ,269/2 total measuring 104248 Sq Mtrs situated at Village-Rampura Bujurag Patwar Halka-Badali Tehsil-Chaksu District Jaipur and they will develop aforesaid project with **M/s OKAY Plus Builders LLP (Developer) & M/s Sanjvevni Buildhome (Developers)** and having clear, Marketable and unencumbbred title over the said property and Firm have full right to use and diposed off the said property in any way.

Enclosed:-Receipt No-**109248833**

Date :-13.08.2025

(RAKESH CHOUDHARY)
Advocate
R-426/1997