

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0131071636



Payment Date: 07/10/2026 16:03:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SIKAR

Location: SIKAR

Period: 01/04/2026-To-30/09/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतिया	100.00

Commision(-): 0.00

Total/NetAmount: 100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ADV MONA SHARMA	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Sikar(302029)
Address:VRINDAVAN ENCLAVE PHASE-I at 2225/722, 2227/723, Dujod Road, Chandpura, Sikar	Remarks:LEGAL SEARCH AND INSPECTION

Payment Details:

Challan No. - 0

Bank: UPI	Bank CIN No: CNRB13107163607102026
Date: 07/10/2026 16:03:00	Refrence No: IK20261007116397

Computer generated copy on : 07/10/2026

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

Date: 07/10/2026

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

1. Introduction

This report is prepared to ascertain the legal title and ownership of Residential Project **“VRINDAVAN ENCLAVE PHASE-I” situated at 2225/722, 2227/723, Behind Hariram Baba Mandir, Dujod Road admeasuring 1.9730 hectares** falling under the jurisdiction of Village - Chandpura, District-Sikar Grameen, Sikar, Rajasthan.

I, **Mona Sharma**, Advocate have caused necessary searches in the office of Sub-Registrar, Sikar and have inspected all relevant records of the aforesaid property. The search is based on the examination of the following documents:

- Jamabandi extract
- Mutation entries
- Public Notice under Section 90-A of the Rajasthan Land Revenue Act.
- Land Conversion Order issued by the Nagar Parishad, Sikar
- Map Approval Letter issued by Nagar Parishad, Sikar

2. Description of the Property

Upon examination of old Jamabandi records, it is observed that originally the land comprised in Khasra No. 722 and 723 admeasuring 2.09 and 2.32 hectare respectively was recorded in the name promoter namely, **ANU CONSTRUCTION COMPANY, M/S K.T.C INFRATECH, SHRAWAN KUMAR KHARINTA and SHISH RAM RANWA.**

3. Conversion and subsequent Approvals

The promoters applied for conversion part of above Khasra from agricultural to residential use.

The Nagar Parishad, Sikar granted permission under Section 90-A of the Rajasthan Land Revenue Act, 1956, vide Order No. **LSGCLU90A/2025-26/106885 dated 14/11/2025**, permitting conversion of the subject land from agricultural use to residential purpose.

Thereafter, Khasra no 722 and 723 were sub-divided vide mutation letter no. 2455 dated 17/11/2025 out of which Khasra no. 2226/722 and 2228/723 were

retained by the promoters and Khasra No. 2225/722 and 2227/723 were surrendered in favour of Nagar Parishad, Sikar

Thereafter, Nagar Parishad, Sikar vide approval letter no. **F.(11)/90A/2026-27** having RajKaj Ref No. 24024832 dated 13/08/2026, above Khasra no. 2225/722 and 2227/723 admeasuring 1.9950 were approved development of “**VRINDAVAN ENCLAVE PHASE-I**”.

4. Encumbrances and Observations

- No charge, mortgage, litigation, or third-party interest found in Jamabandi records.
- Land stands recorded in name of Nagar Parishad, Sikar (Government Authority).
- No adverse entries observed.

5. Conclusion and Legal Opinion

Based on the documents examined and revenue records verified, it is concluded that:

- Title of the land is clear, marketable and vested with Nagar Parishad, Sikar
- Land use conversion from agricultural to residential is validly granted
- Layout and scheme approvals are duly sanctioned
- Mutation entries are properly recorded
- No encumbrance or adverse entry is noticed

The fee receipt no. GRN: **131071636** dated **07/10/2026** for the relevant search is enclosed herewith.



Mona Sharma
Advocate