

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0124222698



Payment Date: 28/05/2026 15:45:06

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JODHPUR
Location: JODHPUR (CITY)
Period: 01/01/2014-To-28/05/2026

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: Hemant kumar sharma adv	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302021)
Address:Khasra no. 187, Gram Naandara Kallan, Jodhpur, Rajasthan	Remarks:2013 to 2026 inspection search rule75 and131

Payment Details:

Bank:	State Bank Of India	Challan No. -	0
Date:	28/05/2026 15:45:06	Bank CIN No:	SBIN12422269828052026
		Refrence No:	IK0DREWDZ7

Computer generated copy on : 28/05/2026

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



Lead No. RERA/2026-2027/03

Date :28/05/2026

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Area 4771.23 Square Meter land vide Khasra no. 187, Gram Naandara Kallan, Jodhpur, Rajasthan is owned by Khatedar Mr. Narpatram son of Mr. Nimbaram.

I, Hemant Kumar Sharma, Advocate have caused necessary searches in the office of Sub-Registrar, Jodhpur and have inspected all relevant records and all other documents in respect of the aforesaid property, my search report is as follows:-

As perused the documents forwarded to us, that Khatedar Mr. Ramuram son of Mr. Chotharam is recorded Khatedar/owner of Khasra no. 187, Gram Naandara Kallan, Jodhpur, Rajasthan Measuring 6 Bigha 16 Biswa Land.

Late, a registered sale deed dated 17/02/2016 executed by Mr. Ramuram son of Mr. Chotharam in favor of Mr. Narpatram son of Mr. Nimbaram in respect of Khasra no. 187 Rakba 3 Bigha, Gram Nandra Kallan, Jodhpur; the said deed is registered in the office of Sub Registrar, Jodhpur IV on 17/02/2016 in Book No. 1 Volume No. 174 on Page No. 35 Serial No. 201603054100655.

Later, the competent authority opened mutation in favor of Mr. Narpatram son of Mr. Nimbaram, in respect of the Khasra no. 187 Rakba 3 Bigha, as per Mutation Letter No. 1281 dated 04/03/2016.

Later, A Land conversion order no. 102480 (under section no.-90-A of Rajasthan Land Revenue Act, 1956) dated 02/08/2024 was subsequently issued by the Jodhpur Development Authority, confirming the conversion of land comprising Khasra no. 187 Gram Naandara Kallan, Jodhpur, Rajasthan Admeasuring 0.48560 Hectare, from agricultural to non-agricultural use in favor of Mr. Narpatram son of Mr. Nimbaram. This order legally authorizes the change of land use and affirms that the converted land is now designated for non-agricultural purposes under the ownership of the stated Khatedar.

Following this, an approved layout plan titled "Aarti Enclave" along with map and Letter was sanctioned, showing a planned residential colony with demarcated plots, internal roads, and open spaces on the converted Khasra no. 187 Measuring 4771.23 Square Meter. The presence of official stamps and signatures on the layout confirms that the colony development is duly approved and in accordance with urban planning norms.

The Jodhpur Development Authority shall execute lease deeds/pattas in favor of the

proposed allottees of the township known as "Aarti Enclave" Residential Scheme, which has been developed on the land comprising Khasra no. 187, located in Revenue Village Gram Naandara Kallan, Jodhpur, Rajasthan, measuring 4771.23 Square Meter.

I, hereby certify that 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 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 also hereby certified that the above-mentioned Plot is not hit by any restriction of Urban Land (Ceilings Regulations) Act. 1976 and it is fit for equitable mortgage.

The fee receipt no. GRN No. 124222698 dated 28/05/2026 for the relevant search is enclosed herewith.

Hemant Kumar Sharma
Advocate


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Advocate