

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0114165006



Payment Date: 27/11/2025 14:32:51

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JODHPUR
Location: JODHPUR (CITY)
Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियाँ	650.00
Commision(-):		0.00
Total/NetAmount:		650.00

Six Hundred Fifty 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:Area 10881.98 Square Meter land vide Khasra no. 187/5 Gram Naandara Kallan, Jodhpur	Remarks:Legal and search and inspection

Payment Details:

Challan No. - 0

Bank: State Bank Of India	Bank CIN No: SBIN11416500627112025
Date: 27/11/2025 14:32:51	Refrence No: IK0DMCPMX9

Computer generated copy on : 27/11/2025

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



Lead No. RERA/2025-2026/129

Date :27/11/2025

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Area 10881.98 Square Meter land vide Khasra no. 187/5 Gram Naandara Kallan, Jodhpur, Rajasthan is owned by Khatedar Mr. Madan Ram Son of Mr. Chotha Ram.

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. Madanram son of Late Mr. Choutharam is recorded owner of Khasra no. 187/5, Gram Naandara Kallan, Jodhpur, Rajasthan Measuring 6 Bigha 15 Biswa Land.

Later, a registered Power of Attorney executed by Mr. Madanram son of Late Mr. Choutharam in favour of Mr. Narpat Singh son of Mr. Harisingh, in respect of Khasra no. 187/5, Gram Nandara Kallan, Jodhpur admeasuring 06 Beegha 15 Biswa; the said PoA is duly registered with concerned sub-registrar of assurance as document no. 201603054400025, Book no. -4, Volume no. 2, page no. 177 on 02/05/2016.

Later, a registered Cancellation Power of Attorney executed by Mr. Madanram son of Late Mr. Choutharam in favour of Mr. Narpat Singh son of Mr. Harisingh, in respect of Khasra no. 187/5, Gram Nandara Kallan, Jodhpur admeasuring 06 Beegha 15 Biswa; the said PoA Cancellation is duly registered with concerned sub-registrar of assurance as document no. 202403053106307, Book no. -1, Volume no. 1312, page no. 80 on 22/07/2024.

Later, a registered Power of Attorney executed by Mr. Madanram son of Late Mr. Choutharam in favour of Mrs. Pushpa wife of Mr. Omprakash Daiyya, in respect of Khasra no. 187/5, Gram Nandara Kallan, Jodhpur admeasuring 06 Beegha 15 Biswa; the said PoA is duly registered with concerned sub-registrar of assurance as document no. 202403053400140, Book no. -4, Volume no. 20, page no. 67 on 22/07/2024.

Later, a Land conversion order no. 102247 (under section no.-90-A of Rajasthan Land Revenue Act, 1956) dated 01/03/2024 was subsequently issued by the Jodhpur Development Authority, confirming the conversion of land comprising Khasra no. 187/5 Gram Naandara Kallan, Jodhpur, Rajasthan Admeasuring 1.09261 Hectare, from agricultural to non-agricultural use in favor of Mr. Madan Ram Son of Mr. Chotha Ram. 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


Hemant Kumar Sharma
Advocate

Khatedar.

Following this, an approved layout plan titled "Aarti Darshan" was sanctioned, showing a planned residential colony with demarcated plots, internal roads, and open spaces on the converted portion of Khasra no. 187/5 Gram Naandara Kallan, Jodhpur, Rajasthan Admeasuring 10881.98 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 Darshan" Residential Scheme, which has been developed on the land comprising Khasra no. 187/5 Gram Naandara Kallan, Jodhpur, Rajasthan Admeasuring 10881.98 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. 114165006 dated 27/11/2025 for the relevant search is enclosed herewith.

Hemant Kumar Sharma
Advocate



Hemant Kumar Sharma
Advocate