

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0115057385



Payment Date: 15/12/2025 16:21:43

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, SANGANER

Location: SANGANER

Period: 01/01/2013-To-15/12/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्ति	1300.00
Commision(-):		0.00
Total/NetAmount:		1300.00

One Thousand Three Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: Gautam Kumar Sharma Adv.	Tin/Actt.No./VehicleNo./TaxId :
Pan No.(If Applicable):	City(Pincode): Jaipur(303702)
Address:Chomu Jaipur	Remarks:Mr. Hetram Choudhary, Mr. Manphool Saini, Mr. Shyokaran and Mr. Tarachand Saini Khasra No. 347, 955/359, 957/360, Scheme Chota Vihar situated at Village Mahasinghpura Urf Keshyawala, Tehsil Sanganer,

Payment Details:

Bank:	Punjab National Bank	Challan No. -	0
Date:	15/12/2025 16:21:43	Bank CIN No:	PUNB11505738515122025
		Refrence No:	724632962

Computer generated copy on : 15/12/2025

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

TITLE SEARCH REPORT

Date: 15/12/2025

Owners : Mr. Hetram Choudhary, Mr. Manphool Saini, Mr. Shyokaran and Mr. Tarachand Saini

Address of the property : Khasra No. 347, 955/359, 957/360, Scheme Chota Vihar situated at Village Mahasinghpura Urf Keshyawala, Tehsil Sanganer, Jaipur

1. Details of Documents Scrutinized:

1. **Photocopy of Jamabandi (Samvat 2072-2075)** of Khasra No. 347, 359 & 360 Area 1.4400 Hectare in the name of Mrs. Gopali (1/6), Mr. Shri Krishna (1/6) & Vinod (1/6).
2. **Photocopy of Registered Sale deed dated 07/09/2012** executed by **Mrs. Gopali Devi, Mr. Shrikrishan and Mr. Vinod in favour of Mr. Manphool Saini, Mr. Tarachand Saini, Mr. Shyokaran** in respect of 1/2 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360. Its Deed was registered by Sub-Registrar Sanganer-II on Book No. 01, Vol. No. 180, Page No. 161, Sr. No. 2012399004777 dated 14/09/2012, Addl. Book No. 01, Vol. No. 720, Page No. 82 to 91.
3. **Photocopy of Jamabandi (Samvat 2074-2077)** of Khasra No. 347, 359 & 360 Area 1.44 Hectare in the name of **Mr. Manphool Saini (1/6), Mr. Tarachand Saini (1/6), Mr. Shyokaran (1/6), Mr. Hetram (1/2)**.
4. **Photocopy of Mutation Letter No. 745 dated 03/08/2024** of khasra No. 955/359 & 957/360 out of Khasra No. 359 & 360 in the name of Mr. Tarachand Saini (1/3), Mr. Manphool Saini (1/3), Mr. Shyokaran (1/3).
5. **Photocopy of Jamabandi (Samvat 2074-2077)** of Khasra No. 358, 361 Area 0.0700 Hectare in the name of Mrs. Usha (1/20), Mrs. Laxmi (1/20), Mrs. Neelu (1/20), Mrs. Shikha (1/20), Mrs. Devendra (1/20).
6. **Photocopy of Registered Sale deed dated 14/10/2021** executed by **Mrs. Usha Sharma in favour of Mr. Hetram Choudhary** in respect of 1/20 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360. Its Deed was registered by Sub-Registrar Sanganer-I on Book No. 01, Vol. No. 1197, Page No. 172, Sr. No. 202103024107459 dated 17/11/2021, Addl. Book No. 01, Vol. No. 4385, Page No. 469 to 479.
7. **Photocopy of Registered Sale deed dated 14/10/2021** executed by **Mrs. Laxmi Sharma in favour of Mr. Hetram Choudhary** in respect of 1/20 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360. Its Deed was registered by Sub-Registrar Sanganer-I on Book No. 01, Vol. No. 1197, Page No. 175, Sr. No. 202103024107462 dated 17/11/2021, Addl. Book No. 01, Vol. No. 4385, Page No. 502 to 512.
8. **Photocopy of Registered Sale deed dated 14/10/2021** executed by **Mrs. Neelu Sharma in favour of Mr. Hetram Choudhary** in respect of 1/20 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360. Its Deed was registered by Sub-Registrar Sanganer-I on Book No. 01, Vol. No. 1197, Page No. 173, Sr. No. 202103024107460 dated 17/11/2021, Addl. Book No. 01, Vol. No. 4385, Page No. 480 to 490.

Gautam Kumar Sharma
Advocate
105, Amar Vihar Tower
Sanganer Chandigarh Road, Jaipur
(F. J.) Call-98281-23469

9. **Photocopy of Registered Sale deed dated 14/10/2021 executed by Mr. Devendra Sharma in favour of Mr. Hetram Choudhary** in respect of 1/20 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360. Its Deed was registered by Sub-Registrar Sanganer-I on Book No. 01, Vol. No. 1197, Page No. 176, Sr. No. 202103024107463 dated 17/11/2021, Addl. Book No. 01, Vol. No. 4385, Page No. 513 to 522.
10. **Photocopy of Registered Sale deed dated 14/10/2021 executed by Mrs. Shikha Sharma in favour of Mr. Hetram Choudhary** in respect of 1/20 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360. Its Deed was registered by Sub-Registrar Sanganer-I on Book No. 01, Vol. No. 1197, Page No. 174, Sr. No. 202103024107461 dated 17/11/2021, Addl. Book No. 01, Vol. No. 4385, Page No. 491 to 501.
11. **Photocopy of 90-A Order No. LU2012/JDA/2021-22/101483 dated 13/01/2022 issued by JDA, Jaipur (Zone-11) in favour of Mr. Tarachand Saini, Mr. Manphool Saini, Mr. Shyokaran and Mr. Hetram Choudhary for the conversion of Khasra No. 347, Village Keshyawala, Tehsil Sanganer, Jaipur Area 0.8500 Hectare as Residential Purpose.**
12. **Photocopy of 90-A Order No. LU2012/JDA/2025-26/104436 dated 12/06/2025 issued by JDA, Jaipur (Zone-11) in favour of Mr. Tarachand Saini, Mr. Manphool Saini, Mr. Shyokaran for the conversion of Khasra No. 955/359, 957/360, Village Keshyawala, Tehsil Sanganer, Jaipur Area 0.2950 Hectare as Residential Purpose.**
13. **Photocopy of Jamabandi (Samvat 2074-2077) of Khasra No. 955/359, 957/360, Village Keshyawala, Tehsil Sanganer, Jaipur Area 0.2950 Hectare in the name of Mr. Tarachand Saini (1/3), Mr. Manphool Saini (1/3), Mr. Shyokaran (1/3).**
14. **Photocopy of Jamabandi (Samvat 2074-2077) of Khasra No. 347, 955/359, 957/360, Village Keshyawala, Tehsil Sanganer, Jaipur Area 0.8500 Hectare mutated in the name of JDA, Jaipur**
15. **Photocopy of Demand Letter No. D-3134 dated 21/11/2022 issued by JDA, Jaipur in favour of Mr. Hetram Choudhary, Mr. Manphool Saini, Mr. Shyokaran and Mr. Tarachand Saini depositing demand of Scheme Chota Vihar situated at Village Mahasinghpura Urf Keshyawala, Tehsil Sanganer, Jaipur.**

Flow of Title of the Property :

Initially, Jamabandi (Samvat 2072-2075) of Khasra No. 347, 359 & 360 Area 1.4400 Hectare in the name of Mrs. Gopali (1/6), Mr. Shri Krishna (1/6) & Vinod (1/6).

After that Registered Sale deed dated 07/09/2012 executed by Mrs. Gopali Devi, Mr. Shrikrishan and Mr. Vinod in favour of Mr. Manphool Saini, Mr. Tarachand Saini, Mr. Shyokaran in respect of 1/2 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360.

After that Jamabandi (Samvat 2074-2077) of Khasra No. 347, 359 & 360 Area 1.44 Hectare in the name of Mr. Manphool Saini (1/6), Mr. Tarachand Saini (1/6), Mr. Shyokaran (1/6), Mr. Hetram (1/2).

Gautam Kumar Sharma
Advocate
105, Amar Nay Tower
Sansar Chandra Road, Jaipur
(Raj.) Call-96281-23469

After that Mutation Letter No. 745 dated 03/08/2024 of khasra No. 955/359 & 957/360 out of Khasra No. 359 & 360 in the name of Mr. Tarachand Saini (1/3), Mr. Manphool Saini (1/3), Mr. Shyokaran (1/3).

After that Jamabandi (Samvat 2074-2077) of Khasra No. 358, 361 Area 0.0700 Hectare in the name of Mrs. Usha (1/20), Mrs. Laxmi (1/20), Mrs. Neelu (1/20), Mrs. Shikha (1/20), Mrs. Devendra (1/20).

After that Registered Sale deed dated 14/10/2021 executed by **Mrs. Usha Sharma** in favour of **Mr. Hetram Choudhary** in respect of 1/20 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360]

After that Registered Sale deed dated 14/10/2021 executed by **Mrs. Laxmi Sharma** in favour of **Mr. Hetram Choudhary** in respect of 1/20 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360.

After that Registered Sale deed dated 14/10/2021 executed by **Mr. Devendra Sharma** in favour of **Mr. Hetram Choudhary** in respect of 1/20 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360.

After that Registered Sale deed dated 14/10/2021 executed by **Mr. Devendra Sharma** in favour of **Mr. Hetram Choudhary** in respect of 1/20 Share in Khasra No. 358, 361 and 1/10 Share in Khasra No. 347, 359, 360.

After that 90-A Order No. LU2012/JDA/2021-22/101483 dated 13/01/2022 issued by JDA, Jaipur (Zone-11) in favour of Mr. Tarachand Saini, Mr. Manphool Saini, Mr. Shyokaran and Mr. Hetram Choudhary for the conversion of Khasra No. 347, Village Keshyawala, Tehsil Sanganer, Jaipur Area 0.8500 Hectare as Residential Purpose.

After that 90-A Order No. LU2012/JDA/2025-26/104436 dated 12/06/2025 issued by JDA, Jaipur (Zone-11) in favour of Mr. Tarachand Saini, Mr. Manphool Saini, Mr. Shyokaran for the conversion of Khasra No. 955/359, 957/360, Village Keshyawala, Tehsil Sanganer, Jaipur Area 0.2950 Hectare as Residential Purpose.

After that Jamabandi (Samvat 2074-2077) of Khasra No. 955/359, 957/360, Village Keshyawala, Tehsil Sanganer, Jaipur Area 0.2950 Hectare in the name of Mr. Tarachand Saini (1/3), Mr. Manphool Saini (1/3), Mr. Shyokaran (1/3).

After that Jamabandi (Samvat 2074-2077) of Khasra No. 347, 955/359, 957/360, Village Keshyawala, Tehsil Sanganer, Jaipur Area 0.8500 Hectare mutated in the name of JDA, Jaipur.

After that Demand Letter No. D-3134 dated 21/11/2022 issued by JDA, Jaipur in favour of Mr. Hetram Choudhary, Mr. Manphool Saini, Mr. Shyokaran and Mr. Tarachand Saini

Gautam Kumar Sharma
Advocate
105, Amar Vibha Tower
Sansar Chand Road, Jaipur
(Raj.) C-11-91101-23469

depositing demand of Scheme Chota Vihar situated at Village Mahasinghpura Urf
Keshyawala, Tehsil Sanganer, Jaipur.

Yours truly,

Gautam Kumar Sharma
Advocate
101, Amer Road, Jaipur
(Gautam Kumar Sharma)
Advocate