

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0112778481



Payment Date: 31/10/2025 17:46:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SIKAR

Location: SIKAR

Period: 01/04/2024-To-31/10/2025

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

Commision(-): 0.00

Total/NetAmount: 100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: MONA SHARMA ADVOCATE

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(302029)

Address:Mansarovar Ashiyana Residential Colony at Khasra No. 1049/157,1015/157,155 and 156, Jagmalpura, Sika

Remarks:LEGAL SEARCH AND INSPECTION

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB11277848131102025

Date: 31/10/2025 17:46:00

Refrence No: IK20251031068328

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

Date: 31/10/2025

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Introduction

This report is prepared to ascertain the legal title and ownership of Residential Project “**Mansarovar Ashiyana Residential Colony**” situated at **Khasra No. 1049/157, 1015/157, 155 and 156 admeasuring a total area of 0.94 hectares** falling under the jurisdiction of Village- Jagmalpura, Patwar Mandal Kudli, Tehsil & District 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
- Previous Sale Deed
- Land Conversion Order issued by the UIT, Sikar
- Map Approval Letter issued by Urban Improvement Trust, Sikar

Chronology of Title Events

As per the old Jamabandi and records from Samvat 2070–2073, the land comprised in Khasra Nos. 155, 156 and 157 was originally recorded in the name of Smt. Ramadevi and Shri. Raghuveer Prasad.

1. Vide mutation No. 1168 dated 19.07.2016, the land was subdivided into new Khasra Nos. 1048/157 (0.54 hect) and **1049/157** (0.68 hect)

Subsequently, vide mutation entries No. 1223 and 1225 (year 2017), co-ownership rights were recorded in favour of:

- Shri Jitendra Kumar,
- Shri Jugal Kishore,
- Smt. Sarita,
- Smt. Pushpa,

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- Smt. Laxmi,
 - Smt. Indu

Sale Deed in favour of Shri Shravan Kumar s/o Ratan Ram, was executed for part of land under Khasra No. 1049/157. Accordingly, for Khasra No. 1049/157 – mutation entry no. 1290 was recorded favouring Jitendra Kumar, Jugal Kishore, Sarita, and Shravan Kumar.

2. By way of sale (Mutation No. 1049 dated 07.07.2014) – out of Khasra No. **1015/157** measuring 0.18 hectare, land was sold to Shri Arif Khan s/o Hakam Ali Khan and Shri Akhtar Ali s/o Ali Jafar Rangrej and the above purchasers were recorded as khatedars for Khasra No. 1015/157

Sale Deed in favour of Shri Shravan Kumar s/o Ratan Ram, was executed for part of land under Khasra No. 1015/157. Accordingly, for Khasra No. 1015/157 – mutation entry no. 1201 was recorded favouring Shravan Kumar.

3. **Khasra Nos. 155 and 156** measuring 0.08 hectare collectively were earlier part of Ramadevi's and Raghuveer Prasad's holding

On the demise of Shri Raghubir Prasad and Ramadevi, the said land devolved by inheritance (Mutation No. 1686 & 1690) upon his legal heirs — Jugal Kishore, Jitendra Kumar, Pushpa, Laxmi, and Sarita.

Conversion under Section 90A, Rajasthan Land Revenue Act, 1956

A conversion order (Approval No. **LU2012/SIK/2025-26/100633** dated 19.05.2025) was issued by the Urban Development Department, Sikar, granting permission for use of the aforesaid land for non-agricultural (residential) purposes

The total land converted is approximately **0.94 hectare**, comprising:

- Khasra No. **1049/157 – 0.68 hect**
- Khasra No. **1015/157 – 0.18 hect**
- Khasra Nos. **155 & 156 – 0.08 hect**

The order authorizes residential utilization and was duly followed by mutation in favour of **Nagar Vikas Nyas (UIT), Sikar** as per **Mutation No. 1717 dated 22.05.2025**.

Conclusion

Based on the examination of records and documents provided, it is my considered legal opinion that:

- The promoters have acquired the land through valid title, duly recognized in revenue records.
- The land has been legally converted under Section 90A for residential development.
- There are no visible legal impediments or encumbrances that affect the right of promoters to develop the colony known as “*Mansarovar Ashiyana Residential Colony*”.
- Subject to compliance with the terms of the 90A approval and layout sanction from the competent authority, the promoters are legally entitled to register the said project under the Real Estate (Regulation and Development) Act, 2016.
- The title over the project land is **clear, valid, and marketable**.

The fee receipt no. GRN: **0112778481** dated **31/10/2025** for the relevant search is enclosed herewith.



Mona Sharma
Advocate