

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0122154259



Payment Date: 18/04/2026 11:01:25

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS, BIKANER

Location: BIKANER

Period: 01/01/2014-To-18/04/2026

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: Adv Hemant Kumar Sharma

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302021)

Address:Khasra no. 100/5, 101/3, 99/2 Village Sharah Kajjani, Bikaner

Remarks:2014 to 2026 inspection search rule 75 and 131

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN.No: SBIN12215425918042026

Date: 18/04/2026 11:01:25

Refrence No: IK0DQDUBI1

Computer generated copy on : 18/04/2026

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



Lead No. RERA/2026-2027/02

Date :18/04/2026

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Area 15100.00 Square Meter land vide Khasra no. 100/5, 101/3, 99/2 Village Sharah Kajjani, Bikaner, is owned by Khatedar Mr. Yogesh Rawat son of Mr. Banwari Lal Rawat.

I, Hemant Kumar Sharma, Advocate have caused necessary searches in the office of Sub-Registrar, Jaipur 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. Yogesh Rawat son of Mr. Banwari Lal Rawat is recorded owners of Khasra no. 100/5, 101/3, 99/2 Village Sharah Kajjani, Bikaner.

Later, a Land conversion order no. LU2012/BIK/2021-22/100141 (under section no.-90-A of Rajasthan Land Revenue Act, 1956) dated 01/04/2022 was subsequently issued by the Nagar Vikas Nyas Bikaner, confirming the conversion of land comprising Khasra no. 100/5, 101/3, 99/2 Village Sharah Kajjani, Bikaner, Rajasthan Admeasuring 1.51 Hectare, from agricultural to non-agricultural use in favor of Mr. Yogesh Rawat son of Mr. Banwari Lal Rawat. 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.

Later, a registered Power of attorney dated 12/02/2026 executed by Mr. Yogesh Rawat son of Mr. Banwari Lal Rawat in favour of Mr. Rajesh Rawat in respect of the said Khasra no. 100/5, 101/3, 99/2 Village Sharah Kajjani, Bikaner, Rajasthan Admeasuring 1.51 Hectare; the said sale deed is duly registered with concerned sub-registrar of assurance as document no. 202103057400172, Book no. -1, Volume no. 9, page no. 25 on 30/11/2021.

Later a Letter regarding construction Permission dated 11/02/2026 issued by Bikaner Development Authority in favor of Mr. Yogesh Rawat son of Mr. Banwari Lal Rawat in respect of the Khasra no. 100/5, 101/3, 99/2 Village Sharah Kajjani, Bikaner, Rajasthan Admeasuring 1.51 Hectare.

Following this, an approved layout plan titled "Aashiyana Enclave" was sanctioned, showing a planned residential colony with demarcated plots, internal roads, and open


Hemant Kumar Sharma
Advocate

spaces on the converted portion of Khasra no. 100/5, 101/3, 99/2 Village Sharah Kajjani, Bikaner, Rajasthan Admeasuring 1.51 Hectare. 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 Bikaner Development Authority shall execute lease deeds/pattas in favor of the proposed allottees of the township known as "Aashiyana Enclave" Residential Scheme, Khasra no. 100/5, 101/3, 99/2 Village Sharah Kajjani, Bikaner, Rajasthan Admeasuring 1.51 Hectare.

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. 122154259 dated 18/04/2026 for the relevant search is enclosed herewith.

Hemant Kumar Sharma
Advocate


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Advocate