

e-Challan
Registration and Stamps department
Government of Rajasthan

GRN: 0125081155



Payment Date: 12/06/2026 20:34:00

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2014-To-12/06/2026

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

One Thousand Three Hundred Rupees and Zero Paise Only

93,94,95,98,99,

Payee Details:

Full Name: Adv Seema Sharma

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302018)

Address:Project Mahadev Nagar al Khasra No93,94,95,98,99,100
103,104,105,313 Village Hukkan tehsil Chak

Remarks:property Search

Payment Details:

Bank: UPI

Date: 12/06/2026 20:34:00

Challan No. 0

Bank CIN No: CNRB12508115512062026

Reference No: IK20260612179973

Computer generated copy on : 12/06/2026

Courtesy : <https://Egras.rajabasthan.gov.in>

SEEMA SHARMA
(LL.B.DLL.LM
Advocate (Raj. High Court)

Office & Residence:
A-73-74, Kirti Nagar, Tonk, Road, Jaipur
Cont.:9413673790,6378696986

Karmanay Real Estate LLP
Through its Partner Shri Mohit Vijayvergiya s/o Sh. Ram niranjan vijay at Jaipur

Legal Opinion of
Project “ **Mahadev Nagar** ” situated at **Khasra No. 93, 94, 95, 98, 99, 100,103,104,105,313 Village-Hukkan tehsil Chaksu, Jaipur Rajasthan. Total Land Area 11,100 Sq. Mtr.**

That the above said property Bearing Following - Karmanay real estate LLP
(As Land Owner & Developer)

Dear Sir,

This is in reference to the documents submitted to our office for conducting Title Investigation search Report in respect of the above the mentioned property. Upon reviewing the documents and the evidence on record, I hereby adduce my legal opinion as follows-

Initially the land was in the name of Shri Rajesh Meena who converted this land for residential purpose under provision of Section 90B of Rajasthan Land Conversion Act,1956 vide order number 01/2011 dated 10/01/2011

After That Registered Sale Deed dated 27/05/2015 executed by Mr. Rajesh Meena in favour of Mr. Sanjay Babel, in respect of Land bearing Khasra No. 93, 94, 95, 98, 99, 100, 103, 104, 105 & 313, This deed was duly registered in Sub-registrar office of Chaksu, Vide Book No. 01, Volume No. 408, Page No. 18, Sr. No. 20150005268, dated 04/06/2015, additional copy of this is affixed at Book Number 1 Volume 1429 Page Number 133 to 142.

After that Registered Gift Deed dated 23/04/2026 executed by Mr. Sanjay Babel in favour of, Mrs. Padma Babel in respect of Land bearing Khasra No. 93, 94, 95, 98, 99, 100, 103, 104, 105 & 313. This deed was duly registered in Sub-registrar office of Sanganer-I, Vide Book No. 01, Volume No. 1564, Page No. 111, Sr. No. 202603024105295, dated 27/04/2026, additional copy of this is affixed at book number 1 volume number 5852 at page number 377 to 389.

After that Smt Padma Babel executed Registered Sale Deed dated 08/06/2026 in favour of Promoter M/s Karmanay Real Estate LLP through its designated partner Shri Mohit Vijayvergiya and Shri Vikas Dixit, in respect of Land bearing Khasra No. 93, 94, 95, 98, 99, 100, 103, 104, 105 & 313. This deed was duly registered in Sub-registrar office of Jaipur, Vide Book No. 01, Volume No. 1775, Page No. 159, Sr. No. 202603016110749, dated 10/06/2026, Additional Copy of this is affixed at Book Number 1 Volume 7088 Page Number 191 to 206.

After that Promoter have applied for map approval to Executive Officer , Nagar Palika Chaksu, and same have approved bu Nagar Palika Chaksu vide letter Number NPC/2026/1833 dated 11-06-2026

The Property is clear of all encumbrances and possesses a marketable title, with no outstanding mortgage or lien recorded in any financial institution or bank.

Place : Jaipur

Date :12-06-2026


Seema Sharma
Advocate
Enrolment No. R /2478 /2005