

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0116071001



Payment Date: 04/01/2026 00:41:00

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

Location: BIKANER

Period: 01/01/2025-To-04/01/2026

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: AMA & ASSOCIATES

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302002)

Address:Khasra No. 1055/365 situated at Village Chakgarbi, Bikaner

Remarks:Legal Search and Inspection OF project Dawarka Vihar AT Khasra No. 1055/365 situated at Village Chakgarbi, Bikaner

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB11607100104012026

Date: 04/01/2026 00:41:00

Refrence No: IK20260104029123

Computer generated copy on : 04/01/2026

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



AMA & Associates

Law Firm

Rajasthan High Court, Jaipur
Office No. 507, Royal World
Complex, Sansar Chandra Road,
Jaipur-302001



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Date: 04/01/2026

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Area 16900 Square Meters land vide Khasra No. 1055/365 situated at Village Chakgarbi, Bikaner owned by (1) Mrs. Sunita Arya, (2) Mrs. Archana Mehta, (3) Mrs. Sarla Devi, (4) Mrs. Saraswati, (5) Mrs. Kranti Swami and (6) Mr. Devendra Swami.

We, have caused necessary searches in the office of Sub-Registrar, Bikaner and have inspected all relevant records and all other documents in respect of the aforesaid property, our search report is as follows.

Whereas initially as per jamabandi records the said land belonging to the Khatedar Mr. Prabhu Dayal and Laxmi Devi bearing Khasra Nos. 1055/365, 1130/159 and 1135/159 situated at Village Chakgarbi, Bikaner.

After that above named Khatedar Mr. Prabhu Dayal self and as power of attorney holder of Laxmi Devi has sold the said land through a Sale Deed executed by Mr. Prabhu Dayal self and as power of attorney holder of Laxmi Devi in respect of land vide Khasra Nos. 1055/365, 1130/159 and 1135/159 situated at Village Chakgarbi, Bikaner in favor of (1) Mrs. Sunita Arya, (2) Mrs. Archana Mehta, (3) Mrs. Sarla Devi, (4) Mrs. Saraswati, (5) Mrs. Kranti Swami (6) Mrs. Savitri Verma (7) Mrs. Mandakini (8) Mrs. Rita (9) Mrs. Swaranlata and (10) Mrs. Shakuntala; the said deed is registered in the Office of the Sub Registrar, Bikaner on 05/06/2008 in Book No. 1 Volume No. 1093 on Page No. 126 Serial No. 2008005980 and the copy of Deed filed in additional Book No. 1 Volume No. 2324 is at Pages 169 to 177.

After that above named Mrs. Rita and Mrs. Swaranlata has sold their share through a sale deed executed on 18/10/2012 by Mrs. Rita and Mrs. Swaranlata in favor of Mr. Devendra Swami in respect of their share in land vide Khasra Nos. 1055/365, 1130/159 and 1135/159 situated at Village Chakgarbi, Bikaner; the said deed is registered in the Office of the Sub Registrar, Bikaner-I on 23/11/2012 in Book No. 1 Volume No. 1446 on Page No. 168 Serial No. 2012011768 and the copy of Deed filed in additional Book No. 1 Volume No. 3729 is at Pages 155 to 162.

After that above named Mrs. Sakuntala Bhaadu and Mr. Virendra as POA of Mrs. Savitri has sold their share through a sale deed executed on 07/11/2012 by Mrs. Sakuntala and Dr. Virendra Verma as POA of Mrs. Savitri Verma in favor of Mr. Devendra Swami in respect of their share in land vide Khasra Nos. 1055/365, 1130/159 and 1135/159 situated at Village Chakgarbi, Bikaner; the said deed is registered in the Office of the Sub Registrar, Bikaner-I. After that a general power of attorney executed by Mrs. Mandakini in favor of Mr. Radheyshyam in respect of her share in land vide Khasra Nos. 1055/365, 1130/159 and 1135/159 situated at Village Chakgarbi, Bikaner; the said deed is duly notarized and attested on 30/12/2015.

After that a sale deed executed by Mr. Radheyshyam as POA of Mrs. Mandakini in favor of Mr. Devendra Swami in respect of her share in land vide Khasra Nos. 1055/365, 1130/159 and 1135/159 situated at Village Chakgarbi, Bikaner; the said deed is registered in the Office of the Sub Registrar, Bikaner on 09/06/2021 in Book No. 1 Volume No. 1824 on Page No. 184 Serial No. 202103058103920 and the copy of Deed filed in additional Book No. 1 Volume No. 5243 is at Pages 348 to 355.

After that above named (1) Mrs. Sunita Arya, (2) Mrs. Archana Mehta, (3) Mrs. Sarla Devi, (4) Mrs. Saraswati, (5) Mrs. Kranti Swami and (6) Mr. Devendra Swami has applied for conversion of the said land in the concerned authority from agriculture to non-agricultural use under the

provisions of section 90-A of Rajasthan Land Revenue Act 1956 and for the same an order No. LU2012/BIK/2021-22/100110 dated 01/06/2022 in respect of conversion of land vide Khasra No. 1055/365 situated at Village Chakgarbi, Bikaner, Rajasthan measuring 16900 Square Meters under section 90-A of Rajasthan Land Revenue Act 1956 ordered by Urban Improvement Trust, Bikaner in favor of (1) Mrs. Sunita Arya, (2) Mrs. Archana Mehta, (3) Mrs. Sarla Devi, (4) Mrs. Saraswati, (5) Mrs. Kranti Swami and (6) Mr. Radheyshyam.

That in this 90A order due to typographical mistake owner name wrongly mentioned Mr. Radheyshyam in place of Mr. Devendra Swami and for the same an amended office order No. 14159 ordered on 09/11/2022 in respect of correction in name in previous issued order issued by Urban Improvement Trust, Bikaner in favor of (1) Mrs. Sunita Arya, (2) Mrs. Archana Mehta, (3) Mrs. Sarla Devi, (4) Mrs. Saraswati, (5) Mrs. Kranti Swami and (6) Mr. Devendra Swami.

After that above named the land owners (1) Mrs. Sunita Arya, (2) Mrs. Archana Mehta, (3) Mrs. Sarla Devi, (4) Mrs. Saraswati, (5) Mrs. Kranti Swami and (6) Mr. Devendra Swami of converted land vide Khasra No. 1055/365 situated at Village Chakgarbi, Bikaner, Rajasthan measuring 16900 Square Meters has applied for approved lay out plan for proposed residential township named as **“Dawarka Vihar”** in concern office and for the same a Map approval letter No. 11851 dated 10/07/2023 in respect of approval of lay out maps of land at Khasra No. 1055/365 situated at Village Chakgarbi, Bikaner, Rajasthan measuring 16900 Square Meters along with approved maps issued by Urban Improvement Trust, Bikaner in favor of (1) Mrs. Sunita Arya, (2) Mrs. Archana Mehta, (3) Mrs. Sarla Devi, (4) Mrs. Saraswati, (5) Mrs. Kranti Swami and (6) Mr. Devendra Swami.

Hence, the present owners (1) Mrs. Sunita Arya, (2) Mrs. Archana Mehta, (3) Mrs. Sarla Devi, (4) Mrs. Saraswati, (5) Mrs. Kranti Swami and (6) Mr. Devendra Swami became the owners and title holders of the land vide Khasra No. 1055/365 Area 16900 Square Meters situated at Village Chakgarbi, Bikaner, Rajasthan.

We, hereby certify that as per information provided to us 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 absolutely clear, free and marketable. We 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. 116071001 dated 04/01/2026 for the relevant search is enclosed herewith.

**AMA & Associates
through its partner**

**MAMTA
AGRAWAL**

Digitally signed by
MAMTA AGRAWAL
Date: 2026.01.04
00:43:47 +05'30'