

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0115240311



Payment Date: 18/12/2025 14:28:00

Office Name: SUB REGISTRAR-VI REGISTRATION & STAMPS, JODHPUR

Location: JODHPUR (CITY)

Period: 01/04/2025-To-31/03/2026

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: Avinash	Tin/Actt.No./VehicleNo./Taxid :	
Pan No.(If Applicable):	City(Pincode):	Jaipur(302039)
Address:Murlipura Scheme	Remarks:khasra number 192/1 Village at Nandra kalan Jodhupur	

Payment Details:

Challan No. - 0	
Bank: UPI	Bank CIN No: CNRB11524031118122025
Date: 18/12/2025 14:28:00	Refrence No: IK20251218140545

Computer generated copy on : 18/12/2025

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

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Jain & Jain Law Chambers

ANKIT JAIN, Advocate
Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Office & Res: - 14/148, Malviya Nagar, Jaipur – 302017
Mobile: - 9772204880
Email: - ankitjainadvocate@hotmail.com

To,

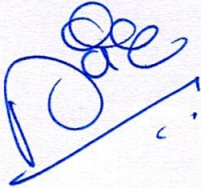
Dated: 20-12-2025

The Manager of Director

Dear Sir/Mam,

Subject: - Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral/property/Scheme Name-V K Vihar / Khasra/survey/Khatoni Number old 192/1 & New 192/2 at Village Naandara Kalan, Patwar Halka - Naandara Kalan ,Tehsil Jodhpur Distt. Jodhpur.

Part I <u>DESCRIPTION OF THE PROPERTY:</u>		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land Revenue records or Title deeds.	Mr. Kaluram S/o Purkharam
2.	Description of the respective	Revenue Village Naandara Kalan (V K



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	Collateral/Property/Scheme.	Vihar), Patwar Halka - Naandara Kalan , Tehsil Jodhpur Distt. Jodhpur Four side boundaries if any: - East-192 & 194 West -191 & 192 North-191 South-192
3.	Survey/Khasra number	Old Khasra number 192/1 and New Khasra number 192/2
4.	Land Area in Hectare/Sq. Meter/Feet	Land Area 8 Bheega ,17 Biswa & 3 Biswansi (Scheme area 17140.86 Sq.yard as per the approved plan
5.	Encumbrances/Charge/mortg age (if any pending as per the land revenue records)	NA
6.	Details of mortgagee Institutions (if any) or create a valid mortgage by bank/NBFCs/Financial institution /co-operative banks via Equitable or	NA



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	Registered simple mortgage (without possession)	
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral in favor of the Title owner	Mr. Kaluram S/o Purkharam

**Part II List of Documents submitted before me/us for scrutiny and legal
Opinion on the basis of the aforesaid scanned copies furnished to us (Specify
the documents are original or xerox copies)**

1.	Revenue Record of Samwat 2078-2081 – current (Permanent from year 2024)
2.	90-A Conversion Order dated 11-07-2023 Sr.no.LU2012/JOD/2022-23/101718 in favor of Kaluram S/o Purkharam
3.	Power of Attorney Agreement - Khasra No 192/1, Rakba 15 Bheega 15 Biswa converted New Khasra (192/2) 08 Bheega 17 Biswa 3 Biswansi



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	Land converted Power of Attorney agreement executed by Kaluram s/o Purkha ram in favor of Subhash Kumawat s/o Magraj Kumawat, date on 01.08.2025, book no.4, volume no.1, page no.4, Sr No 202503612400093, additional page no.4, volume no.2, page no.664 to 674 Sub-Registrar – Jodhpur-VI
4.	Approved Layout Plan Dated 19-09-2023
5.	
6.	
7.	

Part III NATURE OF PROPERTY

Agriculture/Commercial/Industrial / Farm House/**Residential** (as highlighted in bold)

Part IV DERIVATION OF TITLE /THE PROPERTY TITLE FLOW

1. Revenue Record of Samwat 2078-2081 – current (Permanent from year 2024).



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4. Samwant 2078-81 new khata no.500, Old khata no.498, area 1.4338 hectare in the name of Jodhpur Development Authority.

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that **Mr. Kaluram S/o Purkharam** is the absolute owner in possession having clear marketable title over the property described in Para I, and the said property is available as security against the loan if all Original referred Para VI of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

PART VI SEARCH /CHALLAN CERTIFICATE

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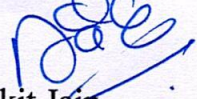
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This is to certify that a search or challan has been conducted by me/us in this sub registrar's office
Kishangarh for the period of 2025-2026, and no further registered transactions were found.

PART VII SUGGESTION/REMARK IF ANY

Last Document is Registered power of attorney, so please confirm the Power executor should be live

Regards



Ankit Jain

Advocate