

# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0113491478



Payment Date: 14/11/2025 14:23:00

Office Name: Govindgarh Ex-officio Sub Registrar

Location: CHOMUN

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

| S.No | Purpose/Budget Head Name          | Amount ( ₹ ) |
|------|-----------------------------------|--------------|
| 1    | 0030-03-800-01-00-अन्य प्रप्तियां | 50.00        |

Commision(-): 0.00

Total/NetAmount: 50.00

Fifty Rupees and Zero Paise Only

## Payee Details:

Full Name: Advocate Avinash

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302039)

Aduress:Murlipura scheme jaipur

Remarks:Khasra No 357 AND 8 OTHER  
Total Area 3.0400-Hectare  
Mr Lalaram Bairwa AND Mr Hansraj Bairwa

## Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB11349147814112025

Date: 14/11/2025 14:23:00

Refrence No: IK20251114116757

Computer generated copy on : 14/11/2025

Courtesy : <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

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Mobile: - 9772204880  
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14.11.2025

**Land Due Diligence cum Legal opinion Report**

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/Project Name “Ware House Scheme Prime Logistics Park” Khasra/survey/Khatoni 357, 358, 378/460, 379, 380, 381, 382, 383/444, 485/356 number at Village Udaipuriya, Patwar Halka Sevapura Distt. Jaipur.

| Part I DESCRIPTION OF THE PROPERTY: |                                                                                 |                                                                                                                                                |
|-------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| S.N.                                | Particulars                                                                     | Contained                                                                                                                                      |
| 1.                                  | Name of the Current Title Owner as per the Land revenue records or Title deeds. | Mr Lalaram Bairwa S/o Mr Mohanlal (371/608 share),<br>Mr Hansraj Bairwa S/o Mr Shankarlal Bairwa (237/608 share)                               |
| 2.                                  | Description of the respective Collateral/Property/Scheme.                       | Revenue Village Udaipuriya, Patwar Halka Sevapura, Tehsil Rampura Dabdi, District Jaipur<br><br>Four side boundaries if any: -<br>East<br>West |



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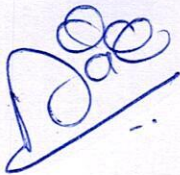
Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

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|    |                                                                               |                                                                                                                                                                                                                                                   |
|----|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                               | North<br>South                                                                                                                                                                                                                                    |
| 3. | Survey/Khasra number                                                          | Khasra No 357,<br>Khasra No 358,<br>Khasra No 378/460,<br>Khasra No 379,<br>Khasra No 380,<br>Khasra No 381,<br>Khasra No 382,<br>Khasra No 383/444,<br>Khasra No 485/356                                                                         |
| 4. | Land Area in Hectare/Sq.<br>Meter/Feet                                        | Area 0.0100-Hectare,<br>Area 0.9600-Hectare,<br>Area 0.0300-Hectare,<br>Area 0.5400-Hectare,<br>Area 0.4500-Hectare,<br>Area 0.3900-Hectare,<br>Area 0.3900-Hectare,<br>Area 0.1100-Hectare,<br>Area 0.1600-Hectare,<br>Total Area 3.0400-Hectare |
| 5. | Encumbrances/Charge/mortgage (if any pending as per the land revenue records) | NA                                                                                                                                                                                                                                                |
| 6. | Details of mortgagee Institutions (if any) or create an                       | N/A                                                                                                                                                                                                                                               |



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|    |                                                                                                                                         |                                                                                                               |
|----|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|    | valid mortgage by bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession) |                                                                                                               |
| 7. | For the Company to execute Lease Agreement/Easement etc. with the respective Collateral                                                 | Mr Lalaram Bairwa S/o Mr Mohanlal (371/608 share), Mr Hansraj Bairwa S/o Mr Shankarlal Bairwa (237/608 share) |

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

|    |                                                                                                                                                                                                                                                                                                                                       |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Revenue Record of Samwat 2076-2079 (2019 to 2022)                                                                                                                                                                                                                                                                                     |
| 2. | Revenue Record of Samwat 2076-2079 (2019 to 2022)– current                                                                                                                                                                                                                                                                            |
| 3. | Mutation Entry – 213                                                                                                                                                                                                                                                                                                                  |
| 4. | Sale deed 1 <sup>st</sup> – Khasra No 355 area 0.9200-hectare, Khasra No 356 area 0.4100-hectare, Khasra No 357 area 0.0100-hectare, Khasra No 358 area 0.9600-hectare, 4 khasra total area 2.3000-hectare sale own area 1/2 share owner by Mr Sitaram S/o Mr Suva Sale deed (sale area 1.1500-hectare) in favor of Mr Lalaram Bairwa |



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|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | S/o Mr Mohanlal, (sale 1/2 share, area 1.1500-hectare), Sale deed date 08.05.2024, Sr no 202403168100305, Sub Registrar office – Govindgarh, Jaipur                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 5. | Sale deed 2 <sup>nd</sup> – Khasra No 378/460 area 0.0300-hectare, Khasra No 379 area 0.5400-hectare, Khasra No 380 area 0.4500-hectare, Khasra No 381 area 0.3900-hectare, Khasra No 382 area 0.3900-hectare, Khasra No 383/444 area 0.1100-hectare, 6 khasra total area 1.9100-hectare sale own area 1/2 share owner by Mr Sitaram S/o Mr Suva Sale deed (sale area 0.9550-hectare) in favor of Mr Lalaram Bairwa S/o Mr Mohanlal, (sale 1/2 share, area 0.9550-hectare), Sale deed date 08.05.2024, Sr no 202403168100306, Sub Registrar office – Govindgarh, Jaipur                                                                                                                                                                                                                                                                |
| 6. | Sale deed 3 <sup>rd</sup> - Khasra No 356 area 0.4100-hectare, Khasra No 357 area 0.0100-hectare, Khasra No 358 area 0.9600-hectare, Khasra No 378/460 area 0.0300-hectare, Khasra No 379 area 0.5400-hectare, Khasra No 380 area 0.4500-hectare, Khasra No 381 area 0.3900-hectare, Khasra No 382 area 0.3900-hectare, Khasra No 383/444 area 0.1100-hectare, 9 khasra total area 3.2900-hectare sale own area 1/2 share owner by Mr Mukesh Kumar Bunkar S/o Mr Rameshwar Prasad Bunkar through POA Mr.Prabhu s/o Late Suva dated 25-01-2024 ,book no.4, volume no.1 page no.44 Sr.no.202403145400002 Sale deed (sale area 1.1850-hectare) in favor of Mr Hansraj Bairwa S/o Mr Shankarlal Bairwa, (sale 1/2 share, area 1.1850-hectare), Sale deed date 24.06.2024, Sr no 202403168100515, Sub Registrar office – Govindgarh, Jaipur |
| 7. | Power of Attorney Agreement - Khasra No 356 area 0.4100-hectare, Khasra No 357 area 0.0100-hectare, Khasra No 358 area 0.9600-hectare, Khasra No 378/460 area 0.0300-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



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|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | hectare, Khasra No 379 area 0.5400-hectare, Khasra No 380 area 0.4500-hectare, Khasra No 381 area 0.3900-hectare, Khasra No 382 area 0.3900-hectare, Khasra No 383/444 area 0.1100-hectare, 9 khasra total area 3.2900-hectare owner by Mr. Prabhu s/o Late Mr Suwa (1/2 share, area 1.1850-hectare) Power of Attorney agreement with Mr Mukesh Kumar Bunkar S/o Mr Rameshwar Prasad Bunkar, Sr No 202403145400002, date on 25.01.2024, Sub-Registrar – Jalsu, Jaipur                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 8. | Convert Letter – Khasra No 357 area 0.0100-Hectare, Khasra No 358 area 0.9600-Hectare, Khasra No 378/460 area 0.0300-Hectare, Khasra No 379 area 0.5400-Hectare, Khasra No 380 area 0.4500-Hectare, Khasra No 381 area 0.3900-Hectare, Khasra No 382 area 0.3900-Hectare, Khasra No 383/444 area 0.1100-Hectare, Khasra No 485/356 area 0.1600-Hectare, 9 Khasra total area 3.0400-Hectare and 30400 Sq. Meter owned by Mr Lalaram Bairwa S/o Mr Mohanlal (371/608 share), Mr Hansraj Bairwa S/o Mr Shankarlal Bairwa (237/608 share) property agriculture land convert to non-agriculture land as per under the Rajasthan Land Revenue (Granting permission for use of agricultural land for non-agricultural purposes (Infrastructure and Were Housing project) under Section 90-A of the Rajasthan Land Revenue Act, 1956) Order Num LU2012/JDA/2024-25/103659, order date 22.05.2025. |
| 9. | JDA approved plan Sr.no.1664/B dated 08-10-2025 under the Rajasthan Township policy 2010 (Plot no.11 & 12 Land area 2261.77 Sq. meter mortgage by JDA under the township policy -2010 of residential 12.5 % of Total Land area )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



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**Part III      NATURE OF PROPERTY**

Agriculture/Commercial/Industrial / Farm House/**Infrastructure and Were Housing project** (as highlighted in bold)

**Part IV      DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW**

1. In the revenue record of Samwat 2076-2079 (2019 to 2022) - Khasra No 357 area 0.0100-Hectare, Khasra No 358 area 0.9600-Hectare, Khasra No 378/460 area 0.0300-Hectare, Khasra No 379 area 0.5400-Hectare, Khasra No 380 area 0.4500-Hectare, Khasra No 381 area 0.3900-Hectare, Khasra No 382 area 0.3900-Hectare, Khasra No 383/444 area 0.1100-Hectare, Khasra No 485/356 area 0.1600-Hectare, 9 Khasra total area 3.0400-Hectare owned by Mr Lalaram Bairwa S/o Mr Mohanlal (371/608 share), Mr Hansraj Bairwa S/o Mr Shankarlal Bairwa (237/608 share), Village Udaipuriya, Patwar Halka Sevapura, Bhu. Abhi. Ni. Harmada, Tehsil Rampura Dabdi, District Jaipur.

Sale deed 1st - Khasra No 355 area 0.9200-hectare, Khasra No 356 area 0.4100-hectare, Khasra No 357 area 0.0100-hectare, Khasra No 358 area 0.9600-hectare, 4 khasra total area 2.3000-hectare sale own area 1/2 share owner by Mr Sitaram S/o Mr Suva Sale deed (sale area 1.1500-hectare) in favor of Mr Lalaram Bairwa S/o Mr Mohanlal, (sale 1/2 share, area 1.1500-hectare), Sale deed date 08.05.2024, Sr no 202403168100305, Sub Registrar office – Govindgarh, Jaipur.

Sale deed 2nd - Khasra No 378/460 area 0.0300-hectare, Khasra No 379 area 0.5400-hectare, Khasra No 380 area 0.4500-hectare, Khasra No 381 area 0.3900-hectare, Khasra No 382 area 0.3900-hectare, Khasra No 383/444 area 0.1100-hectare, 6 khasra total area 1.9100-hectare sale own area 1/2 share owner by Mr Sitaram S/o Mr Suva Sale deed (sale area 0.9550-hectare) in favor of Mr Lalaram Bairwa S/o Mr Mohanlal, (sale 1/2 share, area 0.9550-hectare), Sale deed date 08.05.2024, Sr no 202403168100306, Sub Registrar office – Govindgarh, Jaipur.

Sale deed 3rd – Khasra No 356 area 0.4100-hectare, Khasra No 357 area 0.0100-hectare, Khasra No 358 area 0.9600-hectare, Khasra No 378/460 area 0.0300-hectare, Khasra No 379 area 0.5400-hectare, Khasra No 380 area 0.4500-hectare, Khasra No 381 area 0.3900-hectare, Khasra No 382 area 0.3900-hectare, Khasra No 383/444 area 0.1100-hectare, 9 khasra total area 3.2900-hectare sale own area 1/2 share owner by Mr Mukesh Kumar Bunkar S/o Mr Rameshwar Prasad Bunkar through POA Mr. Prabhu s/o Late Mr



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Suwa dated 25-01-2024 ,book no.4, volume no.1 page no.44 Sr.no.202403145400002. Sale deed (sale area 1.1850-hectare) in favor of Mr Hansraj Bairwa S/o Mr Shankarlal Bairwa, (sale 1/2 share, area 1.1850-hectare), Sale deed date 24.06.2024, Sr no 202403168100515, Sub Registrar office – Govindgarh, Jaipur.

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2. In the revenue record of Samwat 2076-2079 (2019 to 2022)-current - Khasra No 357 area 0.0100-Hectare, Khasra No 358 area 0.9600-Hectare, Khasra No 378/460 area 0.0300-Hectare, Khasra No 379 area 0.5400-Hectare, Khasra No 380 area 0.4500-Hectare, Khasra No 381 area 0.3900-Hectare, Khasra No 382 area 0.3900-Hectare, Khasra No 383/444 area 0.1100-Hectare, Khasra No 485/356 area 0.1600-Hectare, 9 Khasra total area 3.0400-Hectare owned by Jaipur Development Authority (JDA), Village Udaipuriya, Patwar Halka Sevapura, Bhu. Abhi. Ni. Sevapura, Tehsil Rampura Dabdi, District Jaipur.

Convert Letter – Khasra No 357 area 0.0100-Hectare, Khasra No 358 area 0.9600-Hectare, Khasra No 378/460 area 0.0300-Hectare, Khasra No 379 area 0.5400-Hectare, Khasra No 380 area 0.4500-Hectare, Khasra No 381 area 0.3900-Hectare, Khasra No 382 area 0.3900-Hectare, Khasra No 383/444 area 0.1100-Hectare, Khasra No 485/356 area 0.1600-Hectare, 9 Khasra total area 3.0400-Hectare owned by Mr Lalaram Bairwa S/o Mr Mohanlal (371/608 share), Mr Hansraj Bairwa S/o Mr Shankarlal Bairwa (237/608 share) property agriculture land convert to non-agriculture land as per under the Rajasthan Land Revenue (Granting permission for use of agricultural land for non-agricultural purposes under Section 90-A of the Rajasthan Land Revenue Act, 1956) Order Num LU2012/JDA/2024-25/103659, order date 22.05.2025.

as per revenue record mutation no 213 Khasra No 357 area 0.0100-Hectare, Khasra No 358 area 0.9600-Hectare, Khasra No 378/460 area 0.0300-Hectare, Khasra No 379 area 0.5400-Hectare, Khasra No 380 area 0.4500-Hectare, Khasra No 381 area 0.3900-Hectare, Khasra No 382 area 0.3900-Hectare, Khasra No 383/444 area 0.1100-Hectare, Khasra No 485/356 area 0.1600-Hectare, 9 Khasra total area 3.0400-Hectare owner by Mr Lalaram Bairwa S/o Mr Mohanlal (371/608 share), Mr Hansraj Bairwa S/o Mr Shankarlal



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Bairwa (237/608 share) property surrender in favour of his Jaipur Development Authority (JDA), mutation date 29.05.2025.

**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 Lalaram Bairwa S/o Mr Mohanlal (371/608 share), Mr Hansraj Bairwa S/o Mr Shankarlal Bairwa (237/608 share)** 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).

Regards



**Ankit Jain**

**Advocate**