

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0127911661



Payment Date: 03/08/2026 18:46:00

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

Location: BIKANER

Period: 01/05/2026-To-31/07/2026

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: ADV MONA SHARMA

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302029)

Address:SHRI MAJISA NAGAR COLONY PART D - situated at Kh.
No. 2328/983, Napasar, Bikaner

Remarks:LEGAL SEARCH AND INSPECTION

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB12791166103082026

Date: 03/08/2026 18:46:00

Refrence No: IK20260803101077

Computer generated copy on : 03/08/2026

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



Date: 03/08/2026

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

1. Introduction

This report is prepared to ascertain the legal title and ownership of Residential Project **"SHRI MAJISA NAGAR COLONY PART D"** situated at **Khasra No. 2328/983 admeasuring 0.9950 hectares** falling under the jurisdiction of Village - Napasar, District-Bikaner, Rajasthan.

I, **Mona Sharma**, Advocate have caused necessary searches in the office of Sub-Registrar, Sikar and have inspected all relevant records of the aforesaid property. The search is based on the examination of the following documents:

- Jamabandi extract
- Mutation entries
- Gift Deed
- Public Notice under Section 90-A of the Rajasthan Land Revenue Act.
- Land Conversion Order issued by the Nagar Palika, Napasar (Bikaner)
- Map Approval Letter issued by Nagar Palika, Napasar (Bikaner)

2. Description of the Property

Upon examination of old Jamabandi records, it is observed that originally the land comprised in **Khasra No. 2328/983 admeasuring 0.9950 hectare** was recorded in the name Mr. Radheshyam. This entry establishes the initial khatedari rights of the private individual over the subject land.

3. Ownership History and Title Chain

Subsequently vide mutation no. 3134, Mr. Radheshyam gifted his complete share in the above mentioned Khasra to Mrs. Yogita through registered gift deed 13/05/2024.

The Nagar Palika, Napasar, granted permission under Section 90-A of the Rajasthan Land Revenue Act, 1956, vide Order No. **न.पा.न./90-क/2025-26/830 dated 13/08/25**, permitting conversion of the subject land from agricultural use to residential purpose.

Afterwards, Mrs Yogita surrendered the said Khasra in favour of Nagar Palika, Napasar vide mutation no. 3541.

MONA SHARMA

Advocate

Reg. No.: R/2656/2020



Office/Residence:

4/49, K.C.C. Nagar,
Ajmer Road, Jaipur

5. Encumbrances and Observations

- No charge, mortgage, litigation, or third-party interest found in Jamabandi records.
- Land stands recorded in name of Nagar Palika, Napasar (Government Authority).
- No adverse entries observed.

6. Conclusion and Legal Opinion

Based on the documents examined and revenue records verified, it is concluded that:

- Title of the land is clear, marketable and vested with Nagar Palika, Napasar
- Land use conversion from agricultural to residential is validly granted
- Layout and scheme approvals are duly sanctioned
- Mutation entries are properly recorded
- No encumbrance or adverse entry is noticed

The fee receipt no. GRN: **0127911661** dated **03/08/2026** for the relevant search is enclosed herewith.



Mona Sharma
Advocate