

Dr. Sunil Sharma

Advocate LL.B., LL.M., Ph.D.

E.No. R/1029/2008

Rajasthan High Court, Jaipur

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Page 1 of 3
Office Address

• 2, Maruti Colony,
Sanganer, Jaipur
• 29, Gayatri Colony
Sanganer, Jaipur

☎ 9828377407
9928500407

Date _____

Land Search Report

That I have examined the documents and revenue records of past 20 years of the below mentioned property at the office of **Sub Registrars, Registration & Stamps, Jaipur-II** and after due consideration I certify:

1. That **Plot No. G-6**, admeasuring a total area of **9,709.94 square metres** (hereinafter referred to as the "**Scheduled Land**"), is situated in the project known as "**West Way Heights**" (**Truck Terminal**), Keshopura, Asarpura, Bhankrota, Tehsil Sanganer, Jaipur.
2. That the scheme known as "**West Way Heights**" (**Truck Terminal**) is a duly approved scheme of the **Jaipur Development Authority (JDA)**, and **Plot No. G-6**, admeasuring a total area of **9,709.94 square metres**, situated therein, is designated and approved as a **Commercial Plot**.
3. That the **Jaipur Development Authority (JDA)** conducted an auction in respect of **Plot No. G-6**, and the said plot was successfully auctioned in favour of **M/s VRB Dream Homes Private Limited**, having its registered office at **Ground Floor, Plot No. 04, Narayan Enclave, Mangyawas, Mansarovar, Jaipur, Rajasthan - 302020**.
4. That, in respect of **Commercial Plot No. G-6**, admeasuring a total area of **9,709.94 square metres**, the **Jaipur Development Authority (JDA)** has issued an **Auction Confirmation Letter-cum-Demand Letter** in favour of **M/s VRB Dream Homes Private Limited** vide letter dated **07.04.2025**.

5. That, upon the request of **M/s VRB Dream Homes Private Limited**, the Jaipur Development Authority (JDA) issued the **Possession Letter dated 01.01.2026** in respect of the subject property.
6. That the Jaipur Development Authority (JDA) has executed and issued a Lease Deed (Leasehold) in favour of **M/s VRB Dream Homes Private Limited** in respect of Commercial Plot No. 6, admeasuring a total area of 9,709.94 square metres, on 23.01.2026, bearing **Property ID No. 1524000345**.
7. That the aforesaid Lease Deed (Lease Hold) in respect of Commercial Plot No. 6, admeasuring a total area of **9,709.94 square metres**, has been duly registered with the office of the **Sub-Registrar-II** on **07.04.2026**, and the same stands recorded in **Book No. 1, Volume No. 1749, at Page No. 125**, bearing **Serial No. 202603016105517**, and further in **Additional Book No. 1, Volume No. 6983, at Pages No. 381 to 392**.
8. That the land use of the abovementioned lease deed is **"Commercial Use."**
9. That **M/s VRB Dream Homes Private Limited** is the lawful owner of **Commercial Plot No. 6**, admeasuring **9,709.94 square metres** subject to the records and documents pertaining to the said property.
10. That there are no claims of minors in the above mentioned property.
11. As per available documents by company, a loan of ₹25 crore has been availed from PNB Housing Finance Limited against the entire aforementioned land for business purposes (non-housing loan), with a repayment tenure of 180 months.
12. That the above mentioned property has not been acquired under land acquisition Act, 1894 and no notification giving the intention of the acquisition of the above mentioned property has been issued.

Details of the said property :

Landowner- M/s VRB Dream Homes Private Limited
Plot No.- G-6
Land Use- Commercial
Total Area- 9709.94 Sq. Meters
Situated at- JDA Approved Scheme ""West Way Heights""
(Truck Terminal) at Keshopura, Asarpura,
Bhankrota, Tehsil-Sanganer


For: Dr. Sunil Sharma
Dr. SUNIL SHARMA
(Advocate)
Rajasthan High Court, Jaipur
Mo. 9828377407

Enclosures:

- 1) Copy of Receipt GRN No. 129646516, Dated 08/09/2026.
- 2) Copy of **Auction Confirmation Letter-cum-Demand Letter dated 07-07-2025**
- 3) Copy of Possession Letter dated 01.01.2026
- 4) Copy of Registered Lease Deed dated 07.04.2026

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0129646516



Payment Date: 08/09/2026 09:59:00

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS, SANGANER
Location: JAIPUR (CITY)
Period: 01/04/2026-To-31/03/2027

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	1000.00
	Commision(-):	0.00
	Total/NetAmount:	1000.00

One Thousand Rupees and Zero Paise Only

Payee Details:

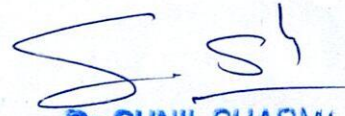
Full Name: Dr. Sunil Sharma	Tin/Actt.No./VehicleNo./Taxid :
an No.(If Applicable):	City(Pincode): Jaipur(302029)
Address:9, Maruti Colony, Sanganer, Jaipur	Remarks:Land Search Report of plot no. G-6 West way hights ,Truck terminal keshopura, asarpura bhankrota tehsil sanganer jaipur total Area of land 9709.94 square meter

Payment Details:

Bank: UPI	Challan No. - 0
Date: 08/09/2026 09:59:00	Bank CIN No: CNRB12964651608092026
	Refrence No: IK20260908163077

Computer generated copy on : 08/09/2026

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


Dr. SUNIL SHARMA
Advocate
Rajasthan High Court Jaipur
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