

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0117922478



Payment Date: 07/02/2026 21:19:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SUMERPUR

Location: SUMERPUR

Period: 01/01/2023-To-28/02/2026

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 Singh

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302039)

Address:Mr Pokar Ram and Sanwla Ram Khasra number 1845/451 and 1846/451 (New khasra 1873/1846) village Palad

Remarks:Search Mr Pokar Ram and Sanwla Ram village Paladi tehsil sumerpur

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB11792247807022026

Date: 07/02/2026 21:19:00

Refrence No: IK20260207083254

Computer generated copy on : 07/02/2026

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

J&J
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

13.02.2025

Land Due Diligence Report

TO WHOMSOEVER IT MAY CONCERN

To,
Abhay Guru Colony

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 **Abhay Guru Colony** **Khasra/survey/Khatoni Number 1845/451,1846/451 (New khasra 1873/1846) at Village Paladi, Tehsil -Sumerpur Distt. Pali Rajasthan**

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. Pokar Ram s/o Mitha Ram and Mr.Sanwla Ram s/o Pokar Ram


ANKIT JAIN
ADVOCATE
RAJASTHAN HIGH COURT, JAIPUR
14/148, MALVIYA NAGAR, JAIPUR-17

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2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Paladi, Patwar Halka Paladi, Bhu. Abhi. Ni. Paladi, Tehsil- Sumerpur, District Pali Four side boundaries if any: - East West North South
3.	Survey/Khasra number	Khasra No. 1845/451,1846/451
4.	Land Area in Hectare/Sq. Meter/Feet	Total land Area 19704.35 Sq. Meter (1845/451 Land area 8333 Sq .Meter and 1846/451 (New khasra no. 1873/1846) Land area 11371.35 Sq.Meter)
5.	Encumbrances/Charge/mortgage (if any pending as per the land revenue records)	NA
6.	Details of mortgagee Institutions (if any) or create an valid mortgage by bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	NA
7.	For the Company to execute	

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	Lease Agreement/Easement etc. with the respective Collateral	Mr. Pokar Ram s/o Mitha Ram and Mr.Sanwal Ram s/o Pokar Ram
Part II <u>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)</u>		
1.	Registered Sale deed dated 08-08-2023 executed by Mrs. Anshi Devi d/o Shankar Lal (Undivided 1/36 share) ,Mrs. Gerki Devi w/o Shankar Lal ji (Undivided 1/36 share),Mr.Galbaram s/o Motiram (Undivided 1/3 share), Mrs.Durga Kumari d/o Shankarlal ji (Undivided 1/36 share), Mr. NarayanLal s/o Shankar lal (Undivided 1/36 share), Mrs.Poona kumari d/o shankarlal (Undivided 1/36 share),Mr. Prakash s/o Shankar lal (Undivided 1/36 share), Mr.Fularam s/o Kuparam ji (Undivided 1/6 share) in favor of Mr.Sanwala Ram s/o Pokarram ji of khasra no.451 land area 2.5000 Hectare, Khasra no.454 Land area 0.0200 Hectare, Khasra number 455 land area 0.0400 Hectare Total Land area 2.5600 Hectare and sold out the undivided 2/3 joint share (1.7066 Hectare)of Khasra number 451 to Sanwala Ram dated 08-08-2023 registered at sub-registrar Sumerpur.	
2.	Registered sale deed dated 19-4-2023 executed by Mrs. Manju w/o Dhannaram ji, Mrs.Kela d/o Dhannaram ji ,Mrs. Bharatkumar s/o Dhannaram ji Khasra number 451 land area 2.500 Hectare, Khasra no.454 Land area 0.020 hectare, Khasra no.455 Land area 0.040 Hectare Toral Land area 2.5600 hectare sold to Mr.Pokarram s/o	


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14/148 MALVIYA NAGAR, JAIPUR-17

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	Meetharam ji at Sub-registrar sumerpur dated 19-04-2023 , book no.1,volume no.567 page no.198, Sr.no.202303113102261 additional book no.1,volume no.2126 page no.279 to 308
3.	Registered power of attorney executed by Mr. Pokarram s/o Meetaram and Sanwlaram s/o Pokarram in favor of Abhay Guru Investment through proprietorship Mr.Kishor singh Bhayal s/o Hameer singh bhyal New khasra no.1845/451 and Origin khasra no.1846/451 (New khasra 1873/1846)Total land area 1.9704 hectare dated 08-01-2026 , book no,1 page no.4 ,volume no. page no.,188 sr.no.202603113400005 additional page no.4, volume no.9 page no.1032 to 1056 at sub-registrar office Sumerpur
4.	Mutation entry 1942 dated 13-11-2025 in favor of Mr.Pokarram and Sanwala ram and Jamabani samwant 2076-79 khasra no.1845/451 land area 0.8333 and 1873/1846 land area 1.1371 hectare in the name of Nagar Palika
5.	Approved Layout plan 06-10-2025
6.	Conversion 90 -A letter sr.no.LSGCLU90A/2025-26/105559 dated 07-10-2025 of khasra no.1845/451 land area 8333 Sq. Meter and 1846/451 land area 1137135 Sq. Meter in favor of Mr. Pokar ram s/o Mitha Ram and Sanwla Ram s/o Pokar Ram agri to non-agriculture purpose under section 90-A

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Part III NATURE OF PROPERTY

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

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

Registered Sale deed dated 08-08-2023 executed by Mrs. Anshi Devi d/o Shankar Lal (Undivided 1/36 share) ,Mrs. Gerki Devi w/o Shankar Lal ji (Undivided 1/36 share),Mr.Galbaram s/o Motiram (Undivided 1/3 share), Mrs.Durga Kumari d/o Shankarlal ji (Undivided 1/36 share), Mr. NarayanLal s/o Shankar lal (Undivided 1/36 share), Mrs.Poona kumari d/o shankarlal (Undivided 1/36 share),Mr. Prakash s/o Shankar lal (Undivided 1/36 share), Mr.Fularam s/o Kuparam ji (Undivided 1/6 share) in favor of Mr.Sanwala Ram s/o Pokarram ji of khasra no.451 land area 2.5000 Hectare, Khasra no.454 Land area 0.0200 Hectare, Khasra number 455 land area 0.0400 Hectare Total Land area 2.5600 Hectare and sold out the undivided 2/3 joint share (1.7066 Hectare)of Khasra number 451 to Sanwala Ram dated 08-08-2023 registered at sub-registrar Sumerpur.

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Approved Layout plan 06-10-2025.

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. Pokar Ram s/o Mitha Ram and Mr.Sanwla Ram s/o Pokar Ram** 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



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manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

PART VI SEARCH /CHALLAN CERTIFICATE

This is to certify that a search or challan has been conducted by me/us in this sub registrar office

Kishangarh for a period of 2025-2026 and no registered further transaction found.

PART VII SUGGESTION/REMARK IF ANY -

Regards


Ankit Jain
Advocate

ANKIT JAIN
ADVOCATE
RAJASTHAN HIGH COURT, JAIPUR
14/148, MALVIYA NAGAR, JAIPUR-17