

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0113966004



Payment Date: 24/11/2025 14:34:37

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JODHPUR
Location: JODHPUR (CITY)
Period: 01/01/2013-To-24/11/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	650.00

Commision(-): 0.00
Total/NetAmount: 650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: HEMANT KUMAR SHARMA ADVOCATE	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302021)
Address:Khasra no. 186 Gram Naandara Kallan, Jodhpur, Rajasthan	Remarks:LEGAL SEARCH AND INSPECTION

Payment Details:

Challan No. - 0

Bank: State Bank Of India	Bank CIN No: SBIN11396600424112025
Date: 24/11/2025 14:34:37	Refrence No: IK0DMAGHS0

Computer generated copy on : 24/11/2025

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

Lead No. RERA/2025-2026/125

Date :24/11/2025

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Area 22457.60 Square Yard land vide Khasra no. 186, Gram Naandara Kallan, Jodhpur, Rajasthan is owned by Khatedars Mrs. Pappudi, Mr. Prakash, Mr. Ramesh, Mr. Ramswaroop.

I, Hemant Kumar Sharma, Advocate have caused necessary searches in the office of Sub-Registrar, Jodhpur and have inspected all relevant records and all other documents in respect of the aforesaid property, my search report is as follows:-

As perused the documents forwarded to us, that Khatedar Mr. Chotharam is recorded Khatedar/owner of Khasra no. 186, Gram Naandara Kallan, Jodhpur, Rajasthan Measuring 11 Bigha 12 Biswa Land.

Later, Mr. Chotharam is passed away.

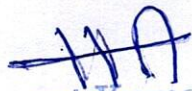
Later, a registered release deed dated 08/01/2014 executed by Mrs. Suwa Devi, Mrs. Madki/Manda, Mrs. Munni Devi, Mrs. Pana Devi, Mrs. Kaila Devi all daughters of Late Mr. Chotharam in favor of Mrs. Kakku Bai wife of Late Mr. Chotharam, in respect of their Share of Khasra no. 186, Gram Nandra Kallan, Jodhpur; the said deed is registered in the office of Sub Registrar, Jodhpur II on 08/01/2014 in Book No. 1 Volume No. 1334 on Page No. 19 Serial No. 2014000118.

Later, a registered release deed dated 08/10/2014 executed by Mrs. Sannu alias Mrs. Sanudi daughter of Mr. Nemichand in favor of Mrs. Kakku Bai wife of Late Mr. Chotharam, in respect of her Share of Khasra no. 186, Gram Nandra Kallan, Jodhpur; the said deed is registered in the office of Sub Registrar, Jodhpur II on 08/01/2014 in Book No. 1 Volume No. 1366 on Page No. 58 Serial No. 2014006557.

Later, Mrs. Kakku Bai wife of Late Mr. Chotharam become owner of 7/9 Share of Khasra no. 186, Gram Nandra Kallan, Jodhpur and Mr. Bhiya ram and Mr. Mula Ram are become owners of 2/9 Share of Khasra no. 186, Gram Nandra Kallan, Jodhpur.

Later, a Notarized Power of attorney dated 02/05/2016 executed by Mr. Kakku Bai in favor of Mrs. Kalki wife of Mr. Moolaram Ji in respect of the Khasra no. 186, Rakba 2 Bigha 12 Biswa Land, Gram Nandra Kallan, Jodhpur.

Late, a registered sale deed dated 15/06/2016 executed by Mrs. Kalki wife of Mr. Moolaram Ji as POA holder of Mr. Kakku Bai in favor of Mr. Ramswaroop son of Mr. Puraram Ji, in respect of Khasra no. 186 Rakba 2 Bigha 12 Biswa Land, Gram Nandra Kallan, Jodhpur; the said deed is registered in the office of Sub Registrar, Jodhpur III on


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15/06/2016 in Book No. 1 Volume No. 839 on Page No. 83 Serial No. 201603053105411.

Later, a registered Power of attorney dated 18/03/2025 executed by Mr. Ramswaroop son of Mr. Puraram Ji in favor of Mr. Chaturaram son of Mr. Devi Lal, in respect of Khasra no. 186 Rakba 2 Bigha, 12 Biswa Gram Nandra Kallan, Jodhpur; the said POA is registered in the office of Sub Registrar, Jodhpur III on 21/06/2022 in Book No. 4 Volume No. 1 on Page No. 134 Serial No. 202203254400021.

Later, a Notarized Power of attorney dated 10/02/2012 executed by Mr. Mula Ram in favor of Mrs. Kalki wife of Mr. Moolaram Ji in respect of the his share of Khasra no. 186 Rakba 1 Bigha 5 Biswa, 15 Biswansi Land, Gram Nandra Kallan, Jodhpur.

Later, a registered sale deed dated 20/11/2023 executed by Mrs. Kalki wife of Mr. Moolaram Ji as POA holder of Mr. Mula Ram in favor of Mr. Ramesh son of Mr. Surjaram, in respect of Khasra no. 186 Rakba 1 Bigha 5 Biswa, 12 Biswansi Land, Gram Nandra Kallan, Jodhpur; the said deed is registered in the office of Sub Registrar, Jodhpur III on 20/11/2023 in Book No. 1 Volume No. 1273 on Page No. 190 Serial No. 202303053115937.

Later, the competent authority opened mutation in favor of Mr. Ramesh son of Mr. Surjaram, in respect of the Khasra no. 186 Rakba 1 Bigha 5 Biswa, 12 Biswansi Land, as per Mutation Letter No. 1802 dated 28/11/2023.

Later, a registered Power of attorney dated 22/11/2023 executed by Mr. Ramesh son of Mr. Surjaram in favor of Mrs. Divya Bharti wife of Mr. Rajendra Ji, Mr. Abhishek Dayya in respect of Khasra no. 186 Rakba 1 Bigha 5 Biswa, 12 Biswansi Land, Gram Nandra Kallan, Jodhpur; the said POA is registered in the office of Sub Registrar, Jodhpur III on 22/11/2023 in Book No. 4 Volume No. 19 on Page No. 89 Serial No. 202303053400374.

Later, a registered sale deed dated 10/10/2023 executed by Mr. Bhiyaram son of Mr. Chotharam in favor of Mr. Prakash son of Mr. Harichand Ram, in respect of Khasra no. 186 Rakba 4 Bigha 14 Biswa, 05 Biswansi Land, Gram Nandra Kallan, Jodhpur; the said deed is registered in the office of Sub Registrar, Jodhpur III on 10/10/2023 in Book No. 1 Volume No. 1263 on Page No. 55 Serial No. 202303053113804.

Later, the competent authority opened mutation in favor of Mr. Prakash son of Mr. Harichand Ram, in respect of the Khasra no. 186 Rakba 4 Bigha 14 Biswa, 05 Biswansi Land, as per Mutation Letter No. 1799 dated 01/11/2023.

Later, a registered Power of attorney dated 20/10/2023 executed by Mr. Prakash son of Mr. Harichand Ram in favor of Mrs. Divya Bharti wife of Mr. Rajendra Ji, in respect of Khasra no. 186 Rakba 4 Bigha 14 Biswa, 05 Biswansi Land, Gram Nandra Kallan, Jodhpur; the said POA is registered in the office of Sub Registrar, Jodhpur III on 20/10/2023 in Book No. 4 Volume No. 19 on Page No. 57 Serial No. 202303053400342.

Later, a registered sale deed dated 02/11/2015 executed by Mr. Bhiyaram son of Mr.


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Chotharam and Mrs. Kakku Bai in favor of Mrs. Pappudi wife of Mr. Bagharam Ji, in respect of Khasra no. 186 Rakba 3 Bigha, Gram Nandra Kallan, Jodhpur; the said deed is registered in the office of Sub Registrar, Jodhpur III on 02/11/2015 in Book No. 1 Volume No. 802 on Page No. 87 Serial No. 201503053109834.

Later, the competent authority opened mutation in favor of Mrs. Pappudi wife of Mr. Bagharam Ji, in respect of the Khasra no. 186 Rakba 3 Bigha, as per Mutation Letter No. 1338 dated 20/12/2016.

Later, a registered Power of attorney dated 18/03/2025 executed by Mrs. Pappudi wife of Mr. Bagharam Ji in favor of Mr. Kushal Singh Rathore, in respect of Khasra no. 186 Rakba 3 Bigha, Gram Nandra Kallan, Jodhpur; the said POA is registered in the office of Sub Registrar, Jodhpur III on 18/03/2025 in Book No. 4 Volume No. 20 on Page No. 188 Serial No. 202503053400046.

Later, A Land conversion order no. 102248 (under section no.-90-A of Rajasthan Land Revenue Act, 1956) dated 17/05/2024 was subsequently issued by the Jodhpur Development Authority, confirming the conversion of land comprising Khasra no. 186 Gram Naandara Kallan, Jodhpur, Rajasthan Admeasuring 1.87767 Hectare, from agricultural to non-agricultural use in favor of Mrs. Pappudi, Mr. Prakash, Mr. Ramesh, Mr. Ramswaroop. This order legally authorizes the change of land use and affirms that the converted land is now designated for non-agricultural purposes under the ownership of the stated Khatedar.

Following this, an approved layout plan titled "Aarit Paradise" was sanctioned, showing a planned residential colony with demarcated plots, internal roads, and open spaces on the converted portion of Khasra No. 186 Measuring 22457.60 Square Yard. The presence of official stamps and signatures on the layout confirms that the colony development is duly approved and in accordance with urban planning norms.

The Jodhpur Development Authority shall execute lease deeds/pattas in favor of the proposed allottees of the township known as "Aarit Paradise" Residential Scheme, which has been developed on the land comprising Khasra No. 186, located in Revenue Village Gram Naandara Kallan, Jodhpur, Rajasthan, measuring 22457.60 Square Yard.

I, hereby certify that the said land is free from all sorts of encumbrances, charges liabilities, liens and attachment of any kind of the charges and the title of the said property is clear, free and marketable. I hereby certify that Urban Land Ceiling Act and Tenancy Law Act etc. do not affect the said property. It is also hereby certified that the above-mentioned Plot is not hit by any restriction of Urban Land (Ceilings Regulations) Act. 1976 and it is fit for equitable mortgage.

The fee receipt no. GRN No. 0113966004 dated 24/11/2025 for the relevant search is enclosed herewith.

Hemant Kumar Sharma
Advocate


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Advocate