



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 2025000999R Receipt Date 15-SEP-2025 16:33
 S R Location SAMBHAR
 Receipt No RJ1600052584505
 Name Of Seller RAKESH PRAJAPAT ADV
 Name Of Buyer MANSUKH REALTY THROUGH PARTNER SHRI RAM GOPAL KULARIYA
 Type of Document Others - Search
 ACC Reference NONSHASHI RAJAWAT/JAIPUR



Paid Fees

| Stock Holding Corporation of India Limited | | | |
|--|--------------|------------------------|--------------|
| Particulars | Amount (Rs.) | Particulars | Amount (Rs.) |
| Registration Fees | ₹ 0 | CSI | ₹ 0 |
| Copy of Fees | ₹ 0 | Record Inspection Fees | ₹ 600 |
| Late Fees | ₹ 0 | Commission Fees | ₹ 0 |
| Other Charges | ₹ 0 | | |
| Total Amount | ₹ 600 | Service Charges | ₹ 10 |
| Grand Total (Rupees Six Hundred Ten Only) | ₹ 610 | | |



Statutory Alert : The authenticity of this receipt should be verified at www.statestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



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SECOND COPY

SRO Unique ID 2025000999R Receipt Date 15-SEP-2025 16:33
 S R Location SAMBHAR
 Receipt No RJ1600052584505
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| Grand Total (Rupees Six Hundred Ten Only) | ₹ 610 | | |



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Dated: 15.09.2025

SEARCH REPORT

This search report is carried out on the request of Mansukh Realty through its partner Shri Ram Gopal Kulariya for registration of their project "Mansukh Realty (Shaurya Nagar-4)" before Rajasthan Real Estate Regulatory Authority and report is submitted herein under. This search report is for the property, as mentioned below in schedule of property.

Name of the Owner – Mansukh Realty through its partner Shri Ram Gopal Kulariya.

Nature of Property - Plotted Residential Scheme.

Purpose – Registration of Project "Mansukh Realty (Shaurya Nagar-4)" situated at Khasra No. 1382, 1382/2244, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 18715 square meters before Rajasthan Real Estate Regulatory Authority, Jaipur.

Schedule of Immovable Property

| S. No. | Owner Name | Khasra |
|--------|----------------|--|
| 1. | Mansukh Realty | Khasra No. 1382, 1382/2244, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 18715 square meters (hereinafter referred to as "Project Land") |

I, Rakesh Prajapat, Advocate have caused necessary searches for the period of 12 years (According to the available record) of which the records kept at the office of the Sub-Registrar, Sambhar Lake vide Receipt dated 15.09.2025 and have inspected all other relevant documents in respect of the aforesaid property.

My Search Report is as follows:

1. That initially the land bearing Khasra No. 1382, 1382/2244, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 18715 square meters was in the joint name of Shri Munir Khan having 1/2 share and Mansukh Realty having 1/2 share evident from Mutation Letter dated 19.03.2025 bearing no. 2715.



2. Thereafter, Sale Deed dated 24.12.2024 was executed in between Shri Munir Khan and Mansukh Realty through its partner Shri Dinesh Kumar Kumawat, wherein Mansukh Realty purchased complete 1/2 share of land bearing Khasra No. 1382, 1382/2244, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 18715 square meters and the said Sale Deed dated 24.12.2024 was registered in the office of Sub Registrar, Sambhar Lake on 24.12.2024 at Book No. 1, Volume No. 812, Page No. 134 at Sr. No. 202403302106318 and its copy is pasted at Additional Book No. 1, Volume No. 2062, Page No. 300 to 308.
3. Thereafter, Mutation in the name of Mansukh Realty for complete share in land bearing Khasra No. 1382, 1382/2244, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 18715 square meters and the same is evident from Mutation Letter dated 19.03.2025 bearing no. 2715.
4. Thereafter, Mansukh Realty applied for conversion of land bearing Khasra No. 1382, 1382/2244, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 18715 square meters before Nagar Palika, Sambhar Lake and accordingly, Nagar Palika, Sambhar Lake converted the said land under Section 90-A of Rajasthan Land Revenue Act, 1956 vide Order dated 31.07.2025, for residential usage.
5. That the mutation for project land issued in favour of Nagar Palika, Sambhar Lake for residential scheme evident from Mutation Letter dated 28.08.2025 bearing no. 2771.
6. However, the Nagar Palika, Sambhar Lake passed an order dated 31.07.2025 in favour of Shri Dinesh Kumar Kumawat instead of Mansukh Realty through its partner Shri Dinesh Kumar Kumawat and the same was rectified by Nagar Palika, Sambhar Lake vide Amended Letter dated 20.06.2025.

ULC Applicability:



RAKESH PRAJAPAT
Advocate
Rajasthan High Court
Jaipur

Urban Land Ceiling act is **Not Applicable** in state of Rajasthan and hence no clearance under ULC is required to be obtained.

I hereby certify that the said property is free from all sorts of encumbrances, loanable and mortgagable on the basis of available property records.

The receipt for the relevant searches is enclosed herewith.



Rakesh Prajapat
Advocate

Jaipur
Date: 15.09.2025