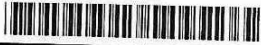


e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0112134273



Payment Date: 16/10/2025 11:15:00

Office Name: Rampura Dabri Ex-officio Sub Registrar

Location: CHOMUN

Period: 01/01/2013-To-16/10/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	650.00
Commision(-):		0.00
Total/NetAmount:		650.00

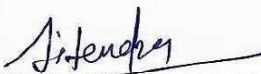
Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:	
Full Name: Jitendra Kumar Saini Advocate	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302012)
Address:PLOT NO 67 CHITRAKOOT COLONY OPP. BHARAT GAS GODAM NIWARU JAIPUR	Remarks:Village Nindar, Tehsil Amer Dist. Jaipur Kh.No. 3755/340 3771/341 343 3762/344 3764/344 3773/345 3775/348 Total area 1.6466 Hectare Land Search Report

Payment Details:		Challan No. - 0	
Bank: UPI	Bank CIN No: CNRB11213427316102025		
Date: 16/10/2025 11:15:00	Reference No: IK20251016190353		

Computer generated copy on : 16/10/2025

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


JITENDRA KUMAR SAINI
ADVOCATE
RAJASTHAN HIGH COURT JAIPUR
MOB.NO. 8769268704

Jitendra Kumar Saini
Advocate

Rajasthan High Court, Jaipur

E.No. 2493/2024

Email : sainijitendra053@gmail.com



Address : Plot No. 67,
Chitrakoot Colony, Opp.
Bharat Gas Godam,
Niwaru, Jaipur-302012

 **8769268704**

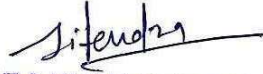
Ref No.

Date : 16/10/2025

Land Search Report

That I have examined the documents and revenue records of the below mentioned property of Thirteen years at the office of **Sub-Registrar-Rampura Dabri, Registration & Stamps Jaipur** and after due Consideration I Certify:

1. That the Property is situated at **Village- Nindar, Tehsil- Amer & Currently - Rampura Dabri, District-Jaipur, Khasra No. 3755/340, 3771/341, 343, 3762/344, 3764/344, 3773/345, 3775/348** Total Area - 01.6466 Hectare (16466.00 Sq. Mtr.) as per registered sale deed & 90-A Order issues by Jaipur Development Authority Jaipur vide serial number LU2012/JDA/2023-24/102531, Dated 03/05/2023.
2. That the property stands in the name of **M/s Gokul Kripa Buildtech Pvt. Ltd.**, Reg Add.- Plot No. 1 Shiv Shankar Colony, Opp. Mansarovar Metro Station, Front of Pillar no. 16, Mansarovar, Jaipur, Rajasthan-302020 as per above said 90-A order & registered sale deed.
3. That as per revenue records registered sale deed & Land conversion order (90-A Approval Order) Vide serial number LU2012/JDA/2023-24/102531, Dated 03/05/2023. the said property vests in the name of **M/s Gokul Kripa Buildtech Pvt. Ltd.**


JITENDRA KUMAR SAINI
ADVOCATE
RAJASTHAN HIGH COURT JAIPUR
MOB.NO. 8769268704

4. That according to the above said registered sale deed & 90-A order M/s Gokul Kripa Buildtech Pvt. Ltd.
5. having clear and marketable title of the said property and fit for accepting the same as security by way of mortgage.
6. That there are no claims of minors in the property.
7. That there is no impediment for creating the mortgage.
8. That the property is free from all sorts of encumbrances.
9. That the property has not been acquired under land acquisition Act- 1894 and no notification giving the intention of the acquisition of the said property has been issued.

Details of the said property:

Owner - M/s Gokul Kripa Buildtech Pvt. Ltd., Reg Add.- Plot No. 1 Shiv Shankar Colony, Opp. Mansarovar Metro Station, Front of Pillar no. 16, Mansarovar, Jaipur, Rajasthan-302020.

Khasra Number - 3755/340, 3771/341, 343, 3762/344, 3764/344, 3773/345, 3775/348.

Total Area - 01.6466 Hectare (16466.00 Sq. Mtr.)

Situated at - Village- Nindar, Tehsil-Amer, District-Jaipur,

It is certified that M/s Gokul Kripa Buildtech Pvt. Ltd., Reg Add.- Plot No.1 Shiv Shankar Colony, Opp. Mansarovar Metro Station, Front of Pillar no. 16, Mansarovar, Jaipur, Rajasthan-302020 is the sole and absolute owner of the above said property and presently having absolute selling rights of the said property.

Enclosure:

- (1) Copy of receipt GRN No. 0112134273 dated 16/10/2025
- (2) Copy of Land Conversion Order (90-A Order).
- (3) Copy of Jamabandhi.
- (4) Copy of Sale Deed.


JITENDRA KUMAR SAINI
ADVOCATE
RAJASTHAN HIGH COURT JAIPUR
MOB.NO. 876926870