

Plotera Land Verification Report

Certificate Number: PLTR-2025-CERT-9A7XQ
Issue Date: 14/12/2025
Valid Until: 13/06/2026
Verification Timeline: 5–7 Working Days
Report Type: Clear Land – Verified & Clear (Demo Client)

1. Client & Property Overview

This detailed land verification report has been prepared to clearly explain the land verification outcome in a simple, transparent, and client-friendly manner.

Property Identification

- **Property ID / Khasra Number:** Khasra No. 842/Min-1
 - **Location:** Village Watika, Near Ring Road, Tehsil Sanganer, Jaipur
 - **Land Use Status:** Residential (Converted)
 - **Total Area:** 500 Sq. Yards
 - **Verified Owner Name:** Mr. Rajesh Kumar Sharma
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2. Verification Summary (Final Verdict)

 **Status: VERIFIED & CLEAR**

Based on detailed document verification, authority checks, legal search, and physical site inspection, the above-mentioned land is found to be **clear and verified** as on **14/12/2025**.

No adverse legal issues, ownership disputes, authority restrictions, or ground-level conflicts were observed at the time of verification.

3. Scope of Verification

Plotera followed its **5-layer structured land verification process**, ensuring both paper records and ground reality were thoroughly matched.

4. Detailed Verification Findings

4.1 Revenue Records Verification (Jamabandi)

- Latest Jamabandi records were reviewed
- Owner name **Mr. Rajesh Kumar Sharma** matched with provided documents
- Ownership chain found continuous and consistent
- No abnormal entries, objections, or pending mutation issues observed

Status: ✓ Clear

4.2 Registry & Ownership Chain Verification

- Registry documents were cross-verified with registrar records
- No duplicate registry or document mismatch found
- Ownership transfer history appears clean and legally valid

Status: ✓ Clear

4.3 Court Case & Legal Search

- Legal search conducted for:
 - Civil disputes
 - Stay orders
 - Ongoing litigation
- No court cases, injunctions, or legal notices found against the property

Status: ✓ Clear

4.4 Ground-Level & Site Inspection

- Physical site visit conducted by Plotera verifier
- Plot boundaries and location verified
- No encroachment observed
- Local inquiry conducted with nearby landholders
- Possession status found clear and undisputed

Status: ✓ Clear



4.5 Zonal Plan & Authority Verification (JDA)

- Zonal plan checked under JDA guidelines
- Land falls under **residential use**
- No road widening, acquisition, or demolition notices identified
- No restriction or reservation affecting usability observed

Status: ✓ Clear

5. Risk Analysis & Observations

- No high-risk or medium-risk issues identified
- All major verification layers returned positive results
- Property is suitable for:
 - Personal construction
 - Long-term investment
 - Resale planning

Overall Risk Level: Low

6. Professional Remarks

As per the verification conducted on the inspection date, the land is legally and physically clear based on available official records and ground inspection. Clients are advised to proceed with transactions within the certificate validity period.

7. Certificate Validity Explanation

This verification certificate is **valid for 6 months** from the issue date because:

- Ownership, legal status, and authority rules can change over time
- New court cases or government notifications may arise
- Ground-level conditions such as encroachment may change

Limited validity ensures the client takes decisions based on **latest verified information**.

8. Verifier & Accountability Details

- **Verified By:** Shivam Chaturvedi
- **Designation:** Portfolio Advisor
- **Plotera Verifier ID:** PLTR-V-001

Verifier name and ID are included to ensure **professional accountability and transparency**.

9. Online Certificate Verification

This certificate can be verified online by entering the certificate number on:

👉 <https://plotera.in/>

The portal displays:

- Certificate validity status
 - Verifier details
 - Download option for certificate & report
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10. Important Disclaimer

This verification report and certificate are valid for 6 months from the date of issue. The verification reflects the status of the land based on available official records and physical inspection conducted on the issue date. Plotera Realty shall not be held liable for any subsequent changes in ownership, legal status, government regulations, authority notifications, or encroachments occurring after the date of verification.

Client Note

This report explains the verification status of the land in clear and simple language. The findings are based on official records and physical inspection carried out on the inspection date. Clients are advised to rely on this report while making informed land-related decisions within the certificate validity period.