



AgriZameen

VISION GLOBAL VENTURES LLP · JAIPUR

| ज़मीन है असली सोना

Invest in Land. Grow Your *Future*.

An independent agricultural land information and services platform for Rajasthan's Phulera–Sambhar–Naraina–Rupangarh corridor. Verified listings, a free Academy and a moderated community feed sit on one platform — with records read before promises are made, boundaries walked before money moves, and the honest answer given in writing, in English and Hindi.

FREE

List your land in one minute. Share the link, download the PDF — and carry the **AgriZameen Verified** tag once we have read the record.

Phulera

RAIL & DFC JUNCTION

Sambhar

SALT-LAKE ECONOMY

Naraina

AGRICULTURAL HEART

Rupangarh

KISHANGARH END

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Independent private platform — not a government body
and not affiliated with any land-records department.
Verify every record on the official portal before you
transact.

Land is gold — only if the *paper is clean*

हम ज़मीन बेचने से पहले कागज़ पढ़ते हैं। We read the record first, then talk about the land.

AgriZameen is a Jaipur-based agricultural land information and services platform. We help farmers, small landowners, first-time buyers, NRIs and investors understand what they own or are about to buy — the Jamabandi, the khasra map, the mutation trail, the boundary on the ground — and then handle the work that follows, from site visit to registry to boundary wall.

Everything runs buyer-seller direct. We inform; we do not sit between you and your record. Our ground teams work the Phulera-Sambhar-Naraina-Rupangarh belt every week; our free tools, guides and calculators cover all 28 states.

Since this booklet's first edition the platform itself has been built — **verified listings**, a free **parcel file**, a seven-level **Academy** and a moderated **community feed** (page 04).

4

FOCUS ZONES

16

SERVICE LINES

374

ACADEMY PAGES

5

FREE APPS

2

LANGUAGES

◆ How we work · हमारा तरीका

देखे हुए दस्तावेज़

Documents we have actually seen

Jamabandi, Bhu-Naksha and the mutation trail are listed on each parcel. No paper, no claim.

सीधा सौदा

Buyer-seller direct

No hidden layer and no inflated middle. You keep the relationship with your own record.

ज़मीन पर नापी हुई

Walked & GPS-mapped

Boundary walked against the Bhu-Naksha, corners GPS-pinned, approach road checked in the record.

साफ़ मना करना

We say no, in writing

A रहननामा entry, a missing नामांतरण or a category bar is reported to you as a stop — with reasons. A problem parcel is never quietly repriced.

स्वतंत्र मंच

Independent — verify officially

We are not a government body and not a law firm. Records are checked on the official portals (Apna Khata, Bhu-Naksha, e-Panjiyan) and stay yours to re-confirm before money moves.

◆ Who we work with · किनके लिए



Farmers & khatedars

Free record read. We never charge landowners.



Small landowners

Boundary, upkeep, record-watch, honest valuation.



First-time buyers

Zero jargon, checklists, accompanied visits.



NRIs & OCIs

Inheritance, mutation and lawful sale only.



Builders & corporates

Assembly on written mandate, record-first.

◆ Own land here? List it free · अपनी ज़मीन निःशुल्क लिस्ट करें

One minute to list, a shareable link, a QR and a downloadable PDF. Page 05.



AGRIZAMEEN VERIFIED

One corridor, worked *every week*

West of Jaipur on the Jaipur–Ajmer axis — the road that links a freight junction, a salt-lake economy and the Kishangarh side.

Phulera



Rail junction
· inside the DMIC influence region

Sambhar



India's largest salt lake
Heritage & tourism

Naraina



Agricultural heart
Expressway routed via Dudu

Rupangarh



Fort town, NH-48
Kishangarh economy

Also covered: **Dudu · Bichun · Nawa · Shakun** — plus record guides, stamp duty and district resources for all of Rajasthan, and land rules for 28 states.

◆ What is actually being built

Dedicated Freight Corridor · complete

The 1,506 km Western DFC was declared complete by DFCCIL on 31 March 2026. Phulera Junction sits on it — the single biggest reason logistics interest moved west of Jaipur.

DMIC influence region

Phulera lies inside the Delhi–Mumbai Industrial Corridor's influence region, adjacent to the Jaipur–Dausa and Ajmer–Kishangarh nodes — not a node itself. We say so, because “node” is the word sellers reach for.

Kotputli–Kishangarh Expressway · SIA published

Final Social Impact Assessment (Aug 2026): 209.5 km, 50 villages, about 1,022 ha of private land, through the Naraina–Dudu side. Earlier reporting said 181 km; we publish both.

NH-48 · access-control upgrade

The Jaipur–Ajmer spine the corridor road feeds into at Kishangarh. The upgrade approved in February 2026 is access control on the existing carriageway, chainage by chainage — not a new road.

Sambhar · Ramsar wetland

A designated Ramsar site with salt-affected soils around it, and a draft wetland notification pending. The draw and the constraint at once — a parcel near the lake needs the record read first.

◆ Three questions we ask about any parcel here

Water

Groundwater in parts of this belt is over-exploited and hard. We ask where the water comes from before we discuss the price — and stored water is often the best development a parcel can get.

Access

An approach road that exists on the ground but not in the record is a problem waiting to happen. We check both, and walk it.

Record

Land class, khatedari, encumbrance and mutation status decide whether a parcel is buyable at all — before location, before rate.

◆ Straight talk about the corridor



Rate what is **built**, what is **approved** and what is only **announced** — and we keep Jaipur Metro Phase-2 out of this belt's story, because its alignment does not come near it, and we say which is which before you decide. Land is market-linked. Past appreciation near infrastructure is history, not a guarantee — **we do not promise returns**, and neither should anyone else.

Sixteen service lines, *one team*

एक ही नंबर, ज़मीन की पूरी ज़िंदगी के लिए। One number, from the first site visit to the boundary wall — and every year after.

GROUP A

Find it & check it

ढूँढ़िए और जाँचिए

- **01 Buy agricultural land** — parcels in the focus belt, shortlisted to budget and purpose. Nothing listed on a promise.
- **03 Information & advisory** — zone comparison, infrastructure timeline and plain-language risk, in writing.
- **05 Site visits & shortlisting** — route-planned visit days, boundary walked with the khasra map in hand.
- **06 Verification & due diligence** — found a parcel elsewhere? The full record check before you pay a token.

GROUP B

Own it & secure it

खरीदिए और सुरक्षित कीजिए

- **02 Sell your land** — record set assembled first, honest photography, defensible pricing, buyer screening.
- **04 Legal & registry support** — title search to नामांतरण, executed by licensed local advocates.
- **07 Boundary wall & fencing** — demarcation against the khasra map, then wall, pillar-and-wire and gates.
- **12 The landowner desk** — a free record read and an honest answer, including “your paper needs work”.

GROUP C

Build it & keep it

बनाइए और सँभालिए

- **08 End-to-end development** — farmhouse, farm setup, solar, greenhouse and farm pond. Rules stated before concrete.
- **09 Care, records & resale** — inspection visits, record-watch for new entries, resale readiness.
- **10 Builders, colonisers & corporates** — contiguous assembly on written mandate. No approvals promised.
- **11 NRI desk** — inheritance, mutation and lawful sale, inside FEMA rules and never around them.

GROUP D

The platform — free at the front

निःशुल्क मंच

- **13 Verified listings** — photographs, video, an approximate map pin and a record set we have read.
- **14 Your digital parcel file** — a free account, a status line, a PDF, a share link and a QR.
- **15 AgriZameen Academy** — seven levels, 374 pages, a 280-term bilingual encyclopaedia. No signup.
- **16 AgriZameen Social** — a moderated land and farming feed. Two gates before anything is public.

16

SERVICE LINES

6

STAGES, ONE NUMBER

2

LANGUAGES

0%

UNTIL IT SELLS

₹0

FROM A LANDOWNER

◆ And four things we will not do

We do not promise **returns** or **approvals**. We do not hide a रहननामा entry or a missing नामांतरण — a problem parcel is reported as a stop, not quietly repriced. We do not charge **landowners** to register land. And we do not do **cash-only** deals.

Your land, listed in *one minute*

लिस्ट करें · लिंक शेयर करें · PDF डाउनलोड करें — पूरी तरह निःशुल्क। Free to list, free to share, free to download. We earn only when a sale actually completes.

0:20**List it**

ज़मीन दर्ज करें

Village, area and land class.
Khasra if you have it — the form is in Hindi and English.

0:40**Add photos & rate**

फ़ोटो और दाम

Straight from the phone.
Your asking rate is yours to set — we never move it quietly.

0:50**Share the link**

लिंक शेयर करें

One tap to WhatsApp. The page works on any phone, in either language.

1:00**Download the PDF**

PDF डाउनलोड

A clean one-page sheet of your parcel — ready to send, print or keep on file.

Free

TO LIST

Free

LINK & PDF

Free

RECORD READ

0%

UNTIL IT SELLS

Your parcel sheet

EXAMPLE LAYOUT · NOT A REAL PARCEL



AGRIZAMEEN VERIFIED

Area	as you enter it — bigha · biswa · hectare · sq ft
Land class	from the record — बारानी / चाही / बंजड़
Location	village, tehsil and approach road
Documents seen	Jamabandi · Bhu-Naksha · mutation
Asking rate	exactly what you set
Photos	straight from your phone
Languages	English & हिन्दी
Enquiries	a count only — we make the calls

Your name, your khasra number and your phone number never appear on the public listing or in the shared PDF. Buyers reach us; we call you.

◆ What you get, at no charge

- › A **live listing page** on agrizameen.com, bilingual
- › A **shareable WhatsApp link and QR** you own and can withdraw anytime
- › A **PDF one-pager**, and a **video walkthrough** where we film one
- › Your own **dashboard** — भेजी → जाँच में → स्वीकृत → लाइव → पूछताछ
- › **Buyer screening** — serious enquiries only, no cold calls to your phone
- › **No exclusivity**. Sell it yourself, or withdraw, whenever you like

किसान से कोई शुल्क नहीं

We never charge a landowner to list

Listing, sharing, the PDF and the record read cost nothing — for farmers, khatedars and small landowners alike. Our commission is agreed in writing and is payable only on a completed sale.

◆ What the Verified tag means · और क्या नहीं

What it means: our team has read the documents provided for that parcel against the official portal record on the date printed on the listing, and the parcel matched. **What it is not:** it is not a government certification, not a title guarantee and not legal advice — **AgriZameen is an independent private platform, not a government body**. The tag is added after that check, not the moment a listing is submitted; an unverified listing simply carries no tag. Every buyer must re-confirm on Apna Khata, Bhu-Naksha and e-Panjiyan before money moves.

See it on the map, then *walk it*

छाँटिए, वीडियो देखिए, फिर ज़मीन पर चलिए। Filter, watch, ask — and only then put a rupee anywhere.

01

Filter

छाँटिए

Zone, area, land class and total price. Sort by size or price, or order by what is nearest to you.

02

Read the card

कार्ड पढ़िए

Photographs, the documents we have seen, the approximate location — and the video where there is one.

03

Ask us

पूछिए

One enquiry form. It reaches our team, who read the parcel's file before calling you back.

04

Walk it

ज़मीन पर जाइए

An accompanied visit with the khasra map in hand, boundary walked, photos and video the same day.

What a listing card carries

EXAMPLE LAYOUT · NOT A REAL PARCEL

✓ VERIFIED

Area	bigha · biswa · hectare · sq ft
Land class	from the record — बारानी / चाही / बंजड़
Location	village, tehsil, approximate pin
Documents seen	Jamabandi · Bhu-Naksha · mutation
Price	total and per bigha — or “on request”
Video	walkthrough, where one exists
Take-away	one-page PDF · share link · QR

Khasra number, khata number, the owner's name, the price floor and the exact coordinate are held privately and never appear on a public page or in a shared PDF.

एक ही रास्ता

Your enquiry reaches our team

There is no seller phone number to find. We read the parcel's file, tell you what is confirmed and what is not, and set up the visit. The landowner is called by us, not by ten strangers.

पसंदीदा ज़मीन

Shortlist as you go

Save the parcels you like, compare them later, and bring the list to the visit day. Nothing you save is shown to anyone selling.

पहले कागज़

Before any token money

Ownership and shares, encumbrance entries, khasra-map match, land class and mutation status — checked and written down. If the answer is a stop, you get it in writing.

₹0

TO BROWSE

4

FOCUS ZONES

2

LANGUAGES

1

NUMBER TO CALL

0

COLD CALLS TO A
SELLER

◆ Photographs are labelled honestly

Where a parcel has no photograph of its own, the picture is marked “**photo from gallery · not this plot.**” A pretty field standing in for a parcel it is not would be a fabrication, and we do not publish those. Every record shown to you must still be re-confirmed by you on Apna Khata, Bhu-Naksha and e-Panjiyan before money moves.

The front door is *free*

Calculators, decoders, guides, a whole Academy, a moderated feed and six Android apps — no signup, no charge.

◆ On the website

- › **Land Unit Converter** — bigha, biswa, acre, hectare, 22+ units
- › **Stamp Duty & DLC Estimator** — 28 states
- › **28 State Land Guides** — records, laws, official portals
- › **Focus Belt Dossier** — zone notes with live geo lookups
- › **Buying guide** — the whole purchase, start to registry
- › **Document Decoder** — read a Jamabandi column by column
- › **DLC rate router** — into the official portal, by district
- › **Due-Diligence Checklist** — printable, before a token
- › **Live belt map** — published parcels on an approximate pin
- › **Instant Listing & PDF** — list your land free, in a minute

◆ On Google Play

 AgriZameen GPS Walk and pin a boundary	 Land Converter Area units, offline	 Land Map Toolkit Measure and map	 Land Records Hub Official portal directory	 AgriBigha Land calculators
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निःशुल्क पाठशाला

AgriZameen Academy

Seven levels and 374 pages, from land classification to income maths, plus a 280-term bilingual encyclopaedia, annotated specimen documents and eight judgments — each flagged as not yet advocate-reviewed. Progress stays on your own device. It is not a qualification, a licence or a certificate.

ज़मीन की बातचीत

AgriZameen Social

A moderated bilingual feed for land and farming. Every post clears an automatic check and then a person before anyone sees it — no phone numbers, no land-record documents, no off-platform sale posts. Rules are published, and a named grievance officer answers complaints inside the IT Rules clock.

◆ Three routes in

 New to land What a Jamabandi is, how a bigha compares to an acre, and how records actually work — Academy, document decoder, converter.	 First-time buyer Who can buy in Rajasthan, the full due-diligence checklist, and how to verify every paper on the official portal before you pay.	 Investor Corridor-level view — what is built, what is only proposed, and the verified parcels sitting on the belt today.
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◆ Verify it yourself

Our tools are reference aids, not official records. Every record we show you must be re-confirmed on the **official government portals** — Apna Khata, Bhu-Naksha and e-Panjiyan for Rajasthan — before any transaction. We are an **independent private platform**, not a government body and not affiliated with any land-records department.

One message is *enough*

Tell us the village and khasra — or just the budget and the question. The first answer costs nothing.

1

Send one message

Village, khasra and area if you have them. Budget, purpose and zone if you are buying. Whatever you know is enough.

2

Hear the honest position

We read the record and tell you the truth about the paper or the parcel — including when the answer is no.

3

Decide, then we work

A written itemised quote before anything begins. Geo-tagged updates until handover.

Talk to us · संपर्क करें

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PLEASE NOTE · कृपया ध्यान दें

INDEPENDENT PLATFORM.

AgriZameen is an independent, private land-information and services platform. It is not a government body and is not affiliated with any land-records department. All records are verified on the official portals (Apna Khata, Bhu-Naksha, e-Panjiyan) and must be re-confirmed by you before you transact.

NOT LEGAL OR INVESTMENT ADVICE.

Legal services are performed by licensed advocates we coordinate with; we are not a law firm. Advisory content is information and analysis, not SEBI-registered investment advice. Land is market-linked — no returns are guaranteed and past movement near infrastructure is not a forecast. Tax treatment depends on your own situation; consult your own adviser.

RULES APPLY.

Farmhouse construction and any non-agricultural use are subject to applicable rules, including §90A/90B conversion, which is a government decision. NRIs and OCIs cannot purchase agricultural land in India. Scheme eligibility and sanction always rest with the government. Every paid service begins with a transparent written quote. We never charge landowners for registering land.

Reviewed 2 September 2026.

ज़मीन है असली सोना

Land is real gold — if the paper is clean.