



AgriZameen

CORPORATE & PARTNER BRIEFING · SEPTEMBER 2026

AgriZameen

ज़मीन है असली सोना · Land is the real gold — if the paper is clean

An independent agricultural land platform for Rajasthan's Phulera–Sambhar–Naraina–Rupangarh corridor — and a free layer of tools, records literacy and education built for the whole country.

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Vision Global Ventures LLP · Independent private platform — not a government body · +91 92502 13833 · info@agrizameen.com · agrizameen.com · 137 Paraswanath Colony, Searn Path, Nirman Nagar, Jaipur 302019 · Reviewed 2 September 2026

THE PROBLEM

The gap was never land. The gap was **trust and knowledge**.

Good people hesitate on good land because nobody will explain it plainly — and others pay a token before reading a single record.

1 • Unread paper

A jamabandi, a mutation trail and a khasra map decide whether a parcel is buyable at all. Most buyers see none of them before the token moves.

2 • Whispered prices

A rate quoted from memory, a middle nobody can see, and a landowner who never learns what the parcel was actually worth.

3 • Nobody after the sale

Boundary, encroachment, record-watch, inheritance, resale — the parts that last a lifetime are the parts nobody is paid to handle.

Our answer: learn first, buy right. Come for a verified parcel and leave understanding the record.

One platform, four layers

01 · The free layer

Converters, decoders, checklists, 28 state guides, an official-portal directory and six Android apps. No signup, no charge.

02 · The Academy

A seven-level course, 374 pages and a 280-term bilingual encyclopaedia. Education is how a first-time buyer becomes a safe one.

03 · The marketplace

Verified listings with photographs, video, an approximate map pin and a private record set the team has actually read — now with the jamabandi and the map link checked against each other at submission.

04 · The services

Sixteen service lines from site visit and registry through boundary wall, development, record-watch and resale — plus resort and hospitality land sourcing, added this month.

16

SERVICE LINES

374

ACADEMY PAGES

280

LAND TERMS

6

ANDROID APPS

2

LANGUAGES

₹0

FROM A LANDOWNER

One corridor, **worked every week**

West of Jaipur on the Jaipur–Ajmer axis — a freight junction, a salt–lake economy and the Kishangarh end.

Phulera

Rail junction on the Western DFC ·
inside the DMIC influence region,
adjacent to the Jaipur–Dausa and
Ajmer–Kishangarh nodes

Sambhar

India's largest inland salt lake · a
designated Ramsar wetland, with a
draft wetland notification pending

Naraina

Agricultural heart of the belt · LGD
records it as Narayana

Rupangarh

Fort town · NH-48 · the Kishangarh end,
where the Adani ICD at Mandawariya
has been operational since
September 2025

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

What is built, what is approved, what is only **announced**

BUILT · Western DFC

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

APPROVED · NH-48

Access-control upgrade of the Jaipur–Ajmer carriageway approved February 2026 — chainage by chainage, not a new road.

SIA PUBLISHED · Kotputli–Kishangarh

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

OPERATIONAL · Adani ICD

Logistics park and inland container depot at Mandawariya, Kishangarh — 100 acres, operational September 2025. The one verified Adani asset in the belt.

Not in this belt's story: **Jaipur Metro Phase-2** — its alignment does not come near the corridor — and the **Bharatmala** label, which applies to none of the current belt projects.

We are paid when a sale completes. Never before, and never by a farmer.

Buyer–seller direct

No hidden layer and no inflated middle. Every enquiry is routed by our team and both sides are called.

Free for landowners

Listing, sharing, the PDF and the record read cost nothing. Commission is agreed in writing, payable only on completion.

Written quote before work

Every paid service starts with an itemised written quote.

We say no, in writing

A रहननामा entry, a missing mutation or a category bar is reported as a stop, with reasons. Never quietly repriced.

Records before money

Official–portal verification happens before any payment moves — and the client reconfirms it themselves.

No cash–only deals

On any mandate, disclosed conflicts and a written instrument. Approvals are never promised.

From the first site visit to the boundary wall

1 • Discover

Shortlisting matched to budget, purpose and zone — from parcels whose records we have already pulled.

2 • Verify

Ownership and shares, encumbrance, khasra-map match, land class and mutation history.

3 • Register

Title search, deed drafting, stamp duty, Sub-Registrar day and mutation through to a fresh nakal.

4 • Secure

Demarcation against the khasra map, then boundary wall, fencing and gates.

5 • Develop

Farmhouse, farm setup, solar, greenhouse and pond — feasibility and applicable rules stated first.

6 • Grow

Inspection visits, record-watch for new entries, resale preparation when the owner decides.

Four things we will not do: promise returns or approvals · hide a mortgage entry or a missing mutation · charge landowners to register land · do cash-only deals.

Sixteen service lines, **one team**

01 Buy agricultural land	02 Sell your land	03 Information & advisory	04 Legal & registry support
05 Site visits & shortlisting	06 Verification & due diligence	07 Boundary wall & fencing	08 End-to-end development
09 Care, records & resale	10 Builders, colonisers, corporates — now incl. resort & hospitality land	11 NRI desk	12 The landowner desk
13 Verified listings marketplace	14 Your digital parcel file	15 AgriZameen Academy	16 AgriZameen Social

Dark tiles: built in the last year. Industrial & warehousing, solar & BESS and resort & hospitality each have a dedicated sourcing page.

A listing is **produced**, not submitted

The path a parcel takes

- ◆ Landowner signs up free — email, mobile and one ID verified, then the file deleted
- ◆ Uploads the jamabandi: khasra, khata, area and village line read out of it and offered, never auto-saved
- ◆ Pastes the Google Maps link: state, district, tehsil and village fill from it, and the form says whether the record and the pin agree
- ◆ Team reads the record, redacts what must stay private, publishes page, PDF, share link and QR
- ◆ Enquiries reach the team, scored and routed; both sides are called

What a buyer can actually do

- ◆ Filter by zone, area, land class and total price; sort by size or price
- ◆ Order parcels by what is nearest, from their own device
- ◆ See the belt on a live map — approximate pins only, never the exact corner
- ◆ Open every listing from the homepage rails, watch the video, download the PDF
- ◆ Shortlist privately; nothing they save is shown to anyone selling
- ◆ Get the whole site as an app — AgriZameen is on Google Play

Free to list · free page, PDF and QR · free record read · 0% until it sells

Some fields are **never published**

Never on a public page or in a shared PDF

Khasra number · Khata number · Owner's name · Seller's price floor · Exact coordinates · Seller's phone number · Buyer's name, budget and message. Not hidden behind a setting — held apart from everything the public page is built from.

Verification, graded

Four named tiers replace a binary badge. The platform never queries a government portal: it builds the link, a person opens it, and what they found is stored with their name and the date. A parser may fill a field; only a person may save it.

Identity documents are deleted

A landowner verifies one ID. The file is removed once the check is done — only the record that it happened survives. Full Aadhaar is refused at upload.

Nothing is fabricated

No invented land values, DLC rates, testimonials, ratings or return figures. Where a number is set by government we route the reader to the portal. Conflicting figures are shown side by side, never averaged.

We teach the paper, free, to everybody

7

LEVELS

374

PAGES

280

ENCYCLOPAEDIA TERMS

432

QUIZ QUESTIONS

28

STATE GUIDES

₹0

TO ENROL

L1 Foundation — classification, measurement, record hierarchy

L2 The paper — every document, column by column

L3 The rules — statute, conversion, restrictions

L4 The market — how land is priced; what a corridor is and is not

L5 Business arms — the lawful ways people earn from land

L6 Becoming an agent — practice, ethics, financing

L7 Income maths — cost, yield, holding

L8 Not a qualification — no licence, no certificate sold

A community feed that **nothing** reaches unread

01 · You write

Text, one photograph and a link from a short allow-list, in Hindi or English.

02 · Gate 1 · automatic

Seven checks at the composer: topic, land-record images, contact details, off-platform sale, unverifiable claims, flood posting, link allow-list. A refused post is never stored.

03 · Gate 2 · a person

Whatever clears sits in a queue only the team can see. Nothing publishes itself.

04 · Live

Published — and still the author's. Taken down on request; erasure removes it everywhere.

Governance built in: rules published in both languages and kept identical to what the machine enforces · named grievance officer, 24-hour acknowledgement, 15-day resolution · age and consent declared before a first post.

Land, not a listing

Contiguous assembly

Multiple khasras mapped and negotiated as one block, with khatedar and co-owner mapping taken from the record. The veto parcel is identified before anyone is approached.

Screened before it is offered

Encumbrance, litigation and zone screen on every parcel, plus a GPS boundary walk against the khasra map. For hospitality: change-of-use route first, water quality not just yield, and the Sambhar Ramsar caution stated.

Written mandate

Disclosed conflicts, a written instrument and no cash-only deals. No approval is ever promised — §90A/90B conversion and every tourism permission are government decisions.

One team afterwards

Boundary wall, demarcation, development feasibility, record-watch and resale preparation — the same team, after handover.

Dedicated pages: industrial & warehousing · solar & BESS · resort, hotel & hospitality. Also on the desk: the NRI desk (NRIs and OCIs cannot purchase agricultural land in India), CSR and plantation work, long-distance owner care.

The constraints we chose to keep

Independent, and we say so

Not a government body, not affiliated with any land-records department, not a law firm. Every page and every app carries it.

Official portals, always

Apna Khata, Bhu-Naksha and e-Panjiyan are named as the place to re-confirm. We do not reprint government figures we cannot date and source.

No returns, ever promised

Land is market-linked. Past movement near infrastructure is not a forecast.

Play Store discipline

Zero government framing in app names, listings or categories — the fix is always to remove the framing, never to dress it up.

IT Rules 2021 · DPDP 2023

Published rules, named grievance officer, 24-hour acknowledgement, 15-day resolution. KYC files deleted on approval; no automated fetching of third-party portal data.

Privacy by construction

Private record fields are structurally absent from public queries; erasure is a real route, not a promise.

WHY THIS COMPOUNDS

A parcel is a lifetime relationship, not a transaction

At purchase

Record set, verification note, site visits, registry and mutation through to a fresh jamabandi in the buyer's name.

In the first year

Demarcation and boundary wall, approach-road check, water assessment, development feasibility before any concrete.

Every year after

Record-watch for new entries, inspection visits with geo-tagged reports, honest upkeep advice for owners who live far away.

At the next decision

Resale preparation, inheritance and mutation for heirs, or leasing and land-sharing so an owner can earn without selling.

"Land is not an object. It is alive. It gives back exactly what we put into it." — Adheer Raj Aggarwal, Founder

WHAT COMES NEXT · WHERE A PARTNER FITS

Depth in the belt **before breadth on the map**

Now · Belt depth

Verified parcels, first-party photography of every zone, and coordinate accuracy checked pin by pin. The record $\rightleftharpoons$ pin check at submission is the newest piece of that.

Next · Records literacy at scale

Widening the Academy's Hindi layer and the state editions — the cheapest way to make a first-time buyer safe is to teach them before they arrive.

Then · AgriBigha & AgriHectare

Sister platforms held in reserve. New brand development waits on revenue from the existing product.

Where a partner fits: written mandates for assembly · corridor, industrial and hospitality land briefs · CSR and plantation programmes on land we already know · institutional distribution of the free records-literacy layer.

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