



Mob : 98299-89674

ANIRUDH KHALIYA

ADVOCATE

**WARD No.12, LALGARH JATTAN,
DISTT. SRI GANGANAGAR (RAJ.)**

TITLE CUM SEARCH CERTIFICATE

OWNER- Sh. Gurdev Singh S/o Sh. Gajan Singh B/c Jat Sikh R/o
23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar.

PROPERTY- Converted Non-Agriculture land of Chak 23 PS-A, Tehsil
Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.
207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253),
10(0.253) Total 1.012 Hect. Belonging to Sh. Gurdev Singh S/o
Sh. Gajan Singh B/c Jat Sikh R/o 23 PS-A, Tehsil
Raisinghnagar Distt. Sri Ganganagar

Dated : 15-09-2025

The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd and 3rd Floor, RSIC Building, Udyog Bhawan,
Tilak Marg, C-Scheme, Jaipur.

Sub: Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the property situated at Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253), 10(0.253) Total 1.012 Hect. Belonging to Sh. Gurdev Singh S/o Sh. Gajan Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar.

Dear Sir/Madam,

Project: RIDHI SIDHI ENCLAVE-III

I, Anirudh Khaliya, Advocate has investigated the title of **Sh. Gurdev Singh S/o Sh. Gajan Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar** (Name of the Owner) to the immovable property situated at **Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253), 10(0.253) Total 1.012 Hect.** on the basis of the title deed/s and other documents (more particularly described in Schedule I) and searches carried out by me in Office of Sub-Registrar, Raisinghnagar. My report on the title is as under:

PART-I DESCRIPTION OF THE PROPERTY:

Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253), 10(0.253) Total 1.012 Hect. (Hereinafter referred as the said Property)


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PART II HISTORY OF TITLE OF PROPERTY - (HISTORY OF TITLE)

- (1) The Agriculture land of Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253), 10(0.253) Total 1.012 Hect. was in the name of Sh. Gurdev Singh S/o Sh. Gajan Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar
- (2) Nagar Palika, Raisinghnagar passed an Order No.730-732 dated 01.07.2025 Under Sec. 90-क in favour of Sh. Gurdev Singh S/o Sh. Gajan Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar regarding the land situated at Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253), 10(0.253) Total 1.012 Hect. was Agriculture to Residential.
- (3) As per latest Jamabandi Samvat 2075 to 2078 the converted land of at Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253), 10(0.253) Total 1.012 Hect. in the name of Nagar Palika, Raisinghnagar after Order of Sec 90-क
- (4) Since then Sh. Gurdev Singh S/o Sh. Gajan Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar is continuing to be the owner of said property.

PART III OTHER PROVISIONS:

- 3.1. Whether property to be given as security is subject to any minor's claim/share?
NO
- 3.2. Mutation of the name of the owner in revenue records:
YES
- 3.3. Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority?
YES
- 3.4. Whether up to date tax/Land Revenue has been paid on the property :-
YES
- 3.5. Whether Search Report is obtained and submitted?
Search Receipt Details
Search Receipt No. GRN 0110618946
Name of the Advocate Anirudh Khaliya
Search Receipt Date 15-09-2025


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PART IV: CERTIFICATE:

I further certify that Sh. Gurdev Singh S/o Sh. Gajan Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar has a valid, clear, marketable and free title over the subject property.

Conclusion

Keeping in view of the above it is to be certify that Sh. Gurdev Singh S/o Sh. Gajan Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar is the full owner of converted land situated at Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253), 10(0.253) Total 1.012 Hect.

REMARKS:

1. The report does not comment on: The technical regularity (adherence to by laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislative, authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.


ANIRUDH KHALIYA
Signature **ADVOCATE**
Distt. Court Campus, Sri Ganganagar
(Mob: 98299-89674)
(Anirudh Khaliya)
Advocate

Schedule-I

ANNEXURE-A

- (1) Photocopy of Jamabandi Samvat 2075 to 2078 the agriculture land of Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253), 10(0.253) Total 1.012 Hect. in the name of Sh. Gurdev Singh S/o Sh. Gajan Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar
- (2) Photocopy of Order No.730-732 dated 01.07.2025 Under Sec. 90-क issued by Nagar Palika, Raisinghnagar in favour of Sh. Gurdev Singh S/o Sh. Gajan Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar regarding converted the land of Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253), 10(0.253) Total 1.012 Hect.
- (3) Photocopy of latest Jamabandi Samvat 2075-2078 the converted land of Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.25(Stone No.207/296), Kila No.7(0.253), 8/1(0.126), 8/2(0.127), 9(0.253), 10(0.253) Total 1.012 Hect. in the name of Nagar Palika, Raisinghnagar after Order of Sec 90-क
- (4) Photocopy of Proposed Layout Plan.

ANIRUDH KHALIYA
ADVOCATE
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Mob.: 98299-89674
(Anirudh Khaliya)

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0110618946



Payment Date: 15/09/2025 12:04:25

Office Name: Gananagar Tehsildar (Revenue) Raisinghnagar
Location: RAISINGHNAGAR
Period: 15/09/2025-To-30/09/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	100.00
	Commision(-):	0.00
	Total/NetAmount:	100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ANIRUDH KHALIYA ADV

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): SGNR(000000)

Address:SGNR

Remarks:GURDEV SINGH

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN11061894615092025

Date: 15/09/2025 12:04:25

Refrence No: IK0DKBRK5

Computer generated copy on : 15/09/2025

Courtsy : <https://Egras.rajasthan.gov.in>

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