



ADVOCATE

Mobile : 94142-81875
e-mail : bharatbhushancharaya@gmail.com

File No. 25/09

Bharat Bhushan Charaya

Advocate

24-C Prem Nagar, Sri Ganganagar.

SEARCH REPORT AND TITLE CERTIFICATE

Owner : Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal
R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar.

Project : Ridhi Sidhi Enclave-09, Sector-1, J Block, Sri
Ganganagar.

Property : Residential Converted Land, measuring 0.8096 Hect.,
situated in Sq. No. 20, Killa No. 5/2 (0.1637 Hect.),
Killa No. 6/2 (0.1657 Hect.), Killa No. 15/2 (0.1663
Hect.), Killa No. 16/2 (0.1663 Hect.), Killa No. 25/2
(0.1476 Hect.), Total 0.8096 Hect. of Chak 3-A Chhoti,
Teh. & Distt. Sri Ganganagar.

Dated: 17.09.2025

The Manager,
Rajasthan Real Estate Regulatory Authority,
2nd and 3rd Floor, RSIC Building, Udyog Bhavan,
Tilak Marg, C-Scheme, JAIPUR

Dear Sir,

Sub : Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Residential Converted Land, measuring 0.8096 Hect., situated in Sq. No. 20, Killa No. 5/2 (0.1637 Hect.), Killa No. 6/2 (0.1657 Hect.), Killa No. 15/2 (0.1663 Hect.), Killa No. 16/2 (0.1663 Hect.), Killa No. 25/2 (0.1476 Hect.), Total 0.8096 Hect. of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar belonging to Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar.

Project: Ridhi Sidhi Enclave-09, Sector-1, J Block, Sri Ganganagar.

I, Bharat Bhushan Charaya Advocate has investigated the title of Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar (name of the owner) to the immovable property Residential Converted Land, measuring 0.8096 Hect., situated in Sq. No. 20, Killa No. 5/2 (0.1637 Hect.), Killa No. 6/2 (0.1657 Hect.), Killa No. 15/2 (0.1663 Hect.), Killa No. 16/2 (0.1663 Hect.), Killa No. 25/2 (0.1476 Hect.), Total 0.8096 Hect. of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificates, the discussion I had with the Owner, the Revenue Authorities and searches carried out by me in the Office of the Sub-Registrar, Sri Ganganagar, inspection of the records (relating to the litigation) in the Court/s which has jurisdiction over the said immovable property. My report on the title is as under :

1. Description of the Immovable properties :

All the piece and parcels of immovable property Residential Converted Land, measuring 0.8096 Hect., situated in Sq. No. 20, Killa No. 5/2 (0.1637 Hect.), Killa No. 6/2 (0.1657 Hect.), Killa No. 15/2 (0.1663 Hect.), Killa No. 16/2 (0.1663 Hect.), Killa No. 25/2 (0.1476 Hect.), Total 0.8096 Hect. of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar and bounded as under :

On or towards East by	As per map
On or towards West by	As per map
On or towards North by	As per map
On or towards South by	As per map


Bharat Bhushan Charaya
Advocate

2. History of Title:

I have inspected the relevant record of the said property in the office of Sub Registrar Sri Ganganagar for the last 13 years i.e. from 2013 to 2025 and upto date. Inspection receipt no. 202502103029606 dt. 17.09.2025 is enclosed herewith.

- # That, Agriculture land, measuring 2.6563 Hect., situated in Khata No. 190/159, Sq. No. 20, Killa No. 1/1, 2/2, 3/2, 5/2, 6/2, 8/2, 9, 10/1, 11/2, 12, 13/2, 15/2, 16/2, 18/2, 19/1, 20/1, 25/2 (2.6563 Hect.-Baag) of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar stands in the name of **Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar**, as per Jamabandi for Samvat 2070-2073.
- # That, later on 0.8096 Hect., Agriculture land situated in Sq. No. 20, Killa No. 5/2 (0.1637 Hect.), Killa No. 6/2 (0.1657 Hect.), Killa No. 15/2 (0.1663 Hect.), Killa No. 16/2 (0.1663 Hect.), Killa No. 25/2 (0.1476 Hect.), Total 0.8096 Hect. of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar was converted for the purpose of residential use by the UIT, Sri Ganganagar u/s 90 (A) of Rajasthan Land Revenue Act 1956 vide his Order No. LU2012/SGN/2025-26/101350 dated 14.08.2025 in the name of **Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar**.

3. Minor's Interest / HUF Property :

No

4. Mutation of the name of the owner in revenue records :

Yes.

5. Possession:

Yes, the aforesaid property is in physical possession of the owner.

6. Payment of municipal/ local taxes /cess/ development charges etc. :

Yes

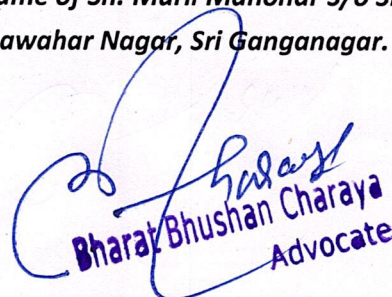
7. Applicability of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA):

The said property does not come under Urban Land (C & R) Act 1976.

8. Searches :

i) Searches in the Office of Sub-Registrar of Assurance:

I have search the relevant record of the Residential Converted Land, measuring 0.8096 Hect., situated in Sq. No. 20, Killa No. 5/2 (0.1637 Hect.), Killa No. 6/2 (0.1657 Hect.), Killa No. 15/2 (0.1663 Hect.), Killa No. 16/2 (0.1663 Hect.), Killa No. 25/2 (0.1476 Hect.), Total 0.8096 Hect. of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar for the last 13 years (Search Receipt enclosed) and found that the aforesaid property stands in the name of **Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar**.


Bharat Bhushan Charaya
Advocate

ii) **Lispendens :**

There are no case pending regarding the aforesaid property in any court or in any office.

9. **Conclusion and Recommendations:**

Keeping in view of the above it is to be certify that **Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar** are full owners above said property **Residential Converted Land, measuring 0.8096 Hect., situated in Sq. No. 20, Killa No. 5/2 (0.1637 Hect.), Killa No. 6/2 (0.1657 Hect.), Killa No. 15/2 (0.1663 Hect.), Killa No. 16/2 (0.1663 Hect.), Killa No. 25/2 (0.1476 Hect.), Total 0.8096 Hect. of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar.**

10. **Certificate**

I certify that **Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar** (name of owner) have a valid, clear and marketable title to the immovable property stated above and is free from all encumbrances.

Enclose:

Search Receipt No. 202502103029606

Dated : 17.09.2025

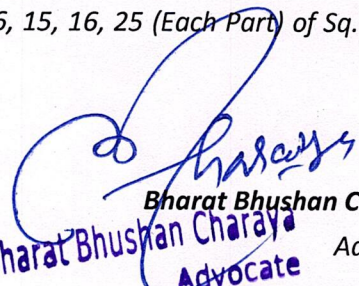
Sub-Registrar, Sri Ganganagar


Bharat Bhushan Charaya
Advocate

Schedule – I

ANNEXURE 'A'

1. Photocopy of Jamabandi for Samvat 2070-2073 of Khata No. 190/159, Sq. No. 20 (2.6563 Hect.-Baag) of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar in the name of **Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar.**
2. Photocopy of Conversion Order No. LU2012/SGN/2025-26/101350 dated 14.08.2025 issued by UIT, Sri Ganganagar in the name of **Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar.**
3. Photocopy of Approved Lay Out Plan of Killa No. 5, 6, 15, 16, 25 (Each Part) of Sq. No. 20 of Chak 3-A Chhoti, Teh. Sri Ganganagar.


Bharat Bhushan Charaya
Advocate

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : GANGANAGAR

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 17-09-2025 3:09 PM

Fee Receipt No	: 202502103029606	Receipt Date	: 17/09/2025
Name	: ADV. BHARAT BHUSHAN CHARAYA, MURLI MANOHAR - 0.8096	Document S. No.	: 202501103029372
Address	: SRI GANGANAGAR		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 650
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 650
From Year 2013 To Year 2025		Total Amount	: ₹ 650

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 110534989 ₹ 650

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

उप पंजीयक
श्रीगंगानगर (राज.)

