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SANJEEV GUPTA

ADVOCATE

126 VINOBA BASTI SRIGANGANAGAR - 335001

**SEARCH REPORT &
TITLE CERTIFICATE**

Non-Encumbrance Certificate

Owner: Anandam Heights Developers Private Limited through
Director Anjani Kumar S/o Mahavir Prasad R/o Sri Ganganagar.

Property: Property Situated at Chak 1-A Chhoti, Teh. & Distt. Sri
Ganganagar, Sq. No. 70, Killa No. 1 to 4 (each 0.253 Hect.), Total
1.012 Hect.

Dated : 10.09.2025

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

Sub: Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Chak 1-A Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 70, Killa No. 1 to 4 (each 0.253 Hect.), Total 1.012 Hect., Belonging to Anandam Heights Developers Private Limited through Director Anjani Kumar S/o Mahavir Prasad R/o Sri Ganganagar.

Dear Sir/Madam,

Project : Shreenath Vihar

I, Sanjeev Gupta Advocate has investigated the title of Anandam Heights Developers Private Limited through Director Anjani Kumar S/o Mahavir Prasad R/o Sri Ganganagar (name of the owner) to the immovable property Chak 1-A Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 70, Killa No. 1 to 4 (each 0.253 Hect.), 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, Sri Ganganagar. My report on the title is as under:

PART I DESCRIPTION OF THE PROPERTY:

Chak 1-A Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 70, Killa No. 1 to 4 (each 0.253 Hect.), Total 1.012 Hect. (Hereinafter referred as the Said Property)

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

As per Jamabandi Samvat 2069-2072 of Chak 1-A Chhoti, Teh. & Distt. Sri Ganganagar, Khata No. 31, Sq. No. 70, Killa No. 1 to 10, 11/1, 12/1, 13/1, 14/1, 15/1 (3.163 Hect.) was in the name of Brij Mohan, Raja Ram, Ashok Kumar, Prem Kumar Ss/o Hira Ram.

Later a Sale-Deed executed by Ashok Kumar, Prem Kumar, Brij Mohan, Raja Ram Ss/o Hira Ram in favour of Anandam Heights Developers Private Limited through Director Anjani Kumar S/o Mahavir Prasad R/o Sri Ganganagar on dated 15.07.2024, which is registered in the office of Sub-Registrar, Sri Ganganagar in Book No. I, Vol. No. 1736, Page No. 123, Sr. No. 202403103108014 dated 18.07.2024. [Chak 1-A Chhoti, Khata No. 33/31, Sq. No. 70, Killa No. 1 to 4, Total 1.012 Hect.]

As per Jamabandi Samvat 2073-2076 of Chak 1-A Chhoti, Teh. & Distt. Sri Ganganagar, Khata No. 85/33, Sq. No. 70, Killa No. 1 to 4 (1.012 Hect.) was in the name of Anandam Heights Developers Private Limited.

Later UIT, Sri Ganganagar passed an order no. 101332 dated 27.06.2025 under Sec 90-क in favour of Anandam Heights Developers Private Limited through Director Anjani Kumar S/o Mahavir Prasad R/o Sri Ganganagar. (Chak 1-A Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 70, Killa No. 1 to 4 (each 0.253 Hect.), Total 1.012 Hect.)

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126-Vinoba Basti, Sri Ganganagar
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As per Jamabandi Samvat 2073-2076, Chak 1-A Chhoti, Teh. & Distt. Sri Ganganagar, Khata No. 65/66, Sq. No. 70, Killa No. 1 to 4 (each 0.253 Hect.), Total 1.012 Hect. is in the name of UIT, Sri Ganganagar.

Since then **Anandam Heights Developers Private Limited through Director Anjani Kumar S/o Mahavir Prasad R/o 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 0110399325
Name of the Advocate Sanjeev Gupta
Search Receipt Date 10.09.2025

PART IV: CERTIFICATE:

I further certify that **Anandam Heights Developers Private Limited through Director Anjani Kumar S/o Mahavir Prasad R/o 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 **Anandam Heights Developers Private Limited through Director Anjani Kumar S/o Mahavir Prasad R/o Sri Ganganagar** is the full owner of **Chak 1-A Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 70, Killa No. 1 to 4 (each 0.253 Hect.), 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;

Signature

(Sanjeev Gupta)
SANJEEV GUPTA
Advocate
126-Vinoba Basti, Sri Ganganagar
MOBILE-94144-32838

Schedule-I
ANNEXURE-'A'

1. Photo Copy of Jamabandi Samvat 2069-2072 of Chak I-A Chhoti, Teh. & Distt. Sri Ganganagar, Khata No. 31, Sq. No. 70, Killa No. 1 to 10, 11/1, 12/1, 13/1, 14/1, 15/1 (3.163 Hect.) was in the name of Brij Mohan, Raja Ram, Ashok Kumar, Prem Kumar Ss/o Hira Ram.
2. Photo Copy of Sale-Deed executed by Ashok Kumar, Prem Kumar, Brij Mohan, Raja Ram Ss/o Hira Ram in favour of **Anandam Heights Developers Private Limited through Director Anjani Kumar S/o Mahavir Prasad R/o Sri Ganganagar** on dated 15.07.2024, which is registered in the office of Sub-Registrar, Sri Ganganagar in Book No. I, Vol. No. 1736, Page No. 123, Sr. No. 202403103108014 dated 18.07.2024. [Chak I-A Chhoti, Khata No. 33/31, Sq. No. 70, Killa No. 1 to 4, Total 1.012 Hect.]
3. Photo Copy of Jamabandi Samvat 2073-2076 of Chak I-A Chhoti, Teh. & Distt. Sri Ganganagar, Khata No. 85/33, Sq. No. 70, Killa No. 1 to 4 (1.012 Hect.) was in the name of Anandam Heights Developers Private Limited.
4. Photo Copy of order no. 101332 dated 27.06.2025 passed by UTT, Sri Ganganagar under Sec 90-क in favour of **Anandam Heights Developers Private Limited through Director Anjani Kumar S/o Mahavir Prasad R/o Sri Ganganagar. (Chak I-A Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 70, Killa No. 1 to 4 (each 0.253 Hect.), Total 1.012 Hect.)**
5. Photo Copy of Jamabandi Samvat 2073-2076, Chak I-A Chhoti, Teh. & Distt. Sri Ganganagar, Khata No. 65/66, Sq. No. 70, Killa No. 1 to 4 (each 0.253 Hect.), Total 1.012 Hect. is in the name of UTT, Sri Ganganagar.
6. Photo Copy of Proposed Lay Out Plan.

SANJIV GUPTA
Advocate
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e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0110399325



Payment Date: 10/09/2025 09:01:45

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SRI GANGANAGAR
Location: GANGANAGAR
Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतियां	650 00
	Commission(-):	0.00
	Total/NetAmount:	650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: sanjeev Gupta

Pan No.(If Applicable):

Address:SRI GANGANAGAR

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

City(Pincode): SRI GANGANAGAR(335001)

Remarks:Inspection Search

Payment Details:

Bank: State Bank Of India
Date: 10/09/2025 09:01:45

Challan No. - 0

Bank CIN No: SBIN11039932510092025
Reference No: IK0DJWDWF8

Computer generated copy on : 10/09/2025

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