



ADVOCATE

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File No. 27/09

Bharat Bhushan Charaya

Advocate

24-C Prem Nagar, Sri Ganganagar.

SEARCH REPORT AND TITLE CERTIFICATE

- Owner : Sh. Ashok Gupta S/o Sh. Murli Manohar and 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 Extension, Sri Ganganagar.
- Property : Residential Converted Land, measuring 1.9283 Hect., situated in Sq. No. 20, Killa No. 3/1 (0.1590 Hect.), Killa No. 4/2 (0.2499 Hect.), Killa No. 5/1 (0.0606 Hect.), Killa No. 6/1 (0.0613 Hect.), Killa No. 7 (0.253 Hect.), Killa No. 8/1 (0.1610 Hect.), Killa No. 13/1 (0.1610 Hect.), Killa No. 14 (0.253 Hect.), Killa No. 15/1 (0.0617 Hect.), Killa No. 16/1 (0.0617 Hect.), Killa No. 17/1 (0.1965 Hect.), Killa No. 18/1 (0.0293 Hect.), Killa No. 24/1 (0.1659 Hect.), Killa No. 25/1 (0.0544 Hect.), Total 1.9283 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,

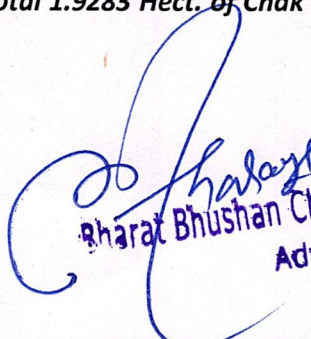
Sub : Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Residential Converted Land, measuring 1.9283 Hect., situated in Sq. No. 20, Killa No. 3/1 (0.1590 Hect.), Killa No. 4/2 (0.2499 Hect.), Killa No. 5/1 (0.0606 Hect.), Killa No. 6/1 (0.0613 Hect.), Killa No. 7 (0.253 Hect.), Killa No. 8/1 (0.1610 Hect.), Killa No. 13/1 (0.1610 Hect.), Killa No. 14 (0.253 Hect.), Killa No. 15/1 (0.0617 Hect.), Killa No. 16/1 (0.0617 Hect.), Killa No. 17/1 (0.1965 Hect.), Killa No. 18/1 (0.0293 Hect.), Killa No. 24/1 (0.1659 Hect.), Killa No. 25/1 (0.0544 Hect.), Total 1.9283 Hect. of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar belonging to Sh. Ashok Gupta S/o Sh. Murli Manohar and 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 Extension, Sri Ganganagar.

I, Bharat Bhushan Charaya Advocate has investigated the title of Sh. Ashok Gupta S/o Sh. Murli Manohar and 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 1.9283 Hect., situated in Sq. No. 20, Killa No. 3/1 (0.1590 Hect.), Killa No. 4/2 (0.2499 Hect.), Killa No. 5/1 (0.0606 Hect.), Killa No. 6/1 (0.0613 Hect.), Killa No. 7 (0.253 Hect.), Killa No. 8/1 (0.1610 Hect.), Killa No. 13/1 (0.1610 Hect.), Killa No. 14 (0.253 Hect.), Killa No. 15/1 (0.0617 Hect.), Killa No. 16/1 (0.0617 Hect.), Killa No. 17/1 (0.1965 Hect.), Killa No. 18/1 (0.0293 Hect.), Killa No. 24/1 (0.1659 Hect.), Killa No. 25/1 (0.0544 Hect.), Total 1.9283 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 1.9283 Hect., situated in Sq. No. 20, Killa No. 3/1 (0.1590 Hect.), Killa No. 4/2 (0.2499 Hect.), Killa No. 5/1 (0.0606 Hect.), Killa No. 6/1 (0.0613 Hect.), Killa No. 7 (0.253 Hect.), Killa No. 8/1 (0.1610 Hect.), Killa No. 13/1 (0.1610 Hect.), Killa No. 14 (0.253 Hect.), Killa No. 15/1 (0.0617 Hect.), Killa No. 16/1 (0.0617 Hect.), Killa No. 17/1 (0.1965 Hect.), Killa No. 18/1 (0.0293 Hect.), Killa No. 24/1 (0.1659 Hect.), Killa No. 25/1 (0.0544 Hect.), Total 1.9283 Hect. of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar and bounded as under :


Bharat Bhushan Charaya
Advocate

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

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. 202502103029609 dt. 17.09.2025 is enclosed herewith.

That, Agriculture land, measuring 1.9283 Hect., situated in Khata No. 189/159, Sq. No. 20, Killa No. 3/1, 4/2, 5/1, 6/1, 7, 8/1, 13/1, 14, 15/1, 16/1, 17/1, 18/1, 24/1, 25/1 (1.9283 Hect.-Baag) of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar stands in the name of **Sh. Ashok Gupta S/o Sh. Murli Manohar and 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 1.9283 Hect., Agriculture land situated in Sq. No. 20, Killa No. 3/1 (0.1590 Hect.), Killa No. 4/2 (0.2499 Hect.), Killa No. 5/1 (0.0606 Hect.), Killa No. 6/1 (0.0613 Hect.), Killa No. 7 (0.253 Hect.), Killa No. 8/1 (0.1610 Hect.), Killa No. 13/1 (0.1610 Hect.), Killa No. 14 (0.253 Hect.), Killa No. 15/1 (0.0617 Hect.), Killa No. 16/1 (0.0617 Hect.), Killa No. 17/1 (0.1965 Hect.), Killa No. 18/1 (0.0293 Hect.), Killa No. 24/1 (0.1659 Hect.), Killa No. 25/1 (0.0544 Hect.), Total 1.9283 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/2025-26/101349 dated 14.08.2025 in the name of **Sh. Ashok Gupta S/o Sh. Murli Manohar and 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:

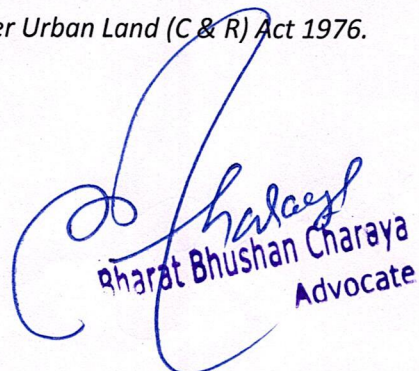
Yes, the aforesaid property is in physical possession of the owner.

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.


Bharat Bhushan Charaya
Advocate

8. Searches :

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

I have search the relevant record of the Residential Converted Land, measuring 1.9283 Hect., situated in Sq. No. 20, Killa No. 3/1 (0.1590 Hect.), Killa No. 4/2 (0.2499 Hect.), Killa No. 5/1 (0.0606 Hect.), Killa No. 6/1 (0.0613 Hect.), Killa No. 7 (0.253 Hect.), Killa No. 8/1 (0.1610 Hect.), Killa No. 13/1 (0.1610 Hect.), Killa No. 14 (0.253 Hect.), Killa No. 15/1 (0.0617 Hect.), Killa No. 16/1 (0.0617 Hect.), Killa No. 17/1 (0.1965 Hect.), Killa No. 18/1 (0.0293 Hect.), Killa No. 24/1 (0.1659 Hect.), Killa No. 25/1 (0.0544 Hect.), Total 1.9283 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. Ashok Gupta S/o Sh. Murli Manohar and Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar.

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. Ashok Gupta S/o Sh. Murli Manohar and 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 1.9283 Hect., situated in Sq. No. 20, Killa No. 3/1 (0.1590 Hect.), Killa No. 4/2 (0.2499 Hect.), Killa No. 5/1 (0.0606 Hect.), Killa No. 6/1 (0.0613 Hect.), Killa No. 7 (0.253 Hect.), Killa No. 8/1 (0.1610 Hect.), Killa No. 13/1 (0.1610 Hect.), Killa No. 14 (0.253 Hect.), Killa No. 15/1 (0.0617 Hect.), Killa No. 16/1 (0.0617 Hect.), Killa No. 17/1 (0.1965 Hect.), Killa No. 18/1 (0.0293 Hect.), Killa No. 24/1 (0.1659 Hect.), Killa No. 25/1 (0.0544 Hect.), Total 1.9283 Hect. of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar.

10. Certificate

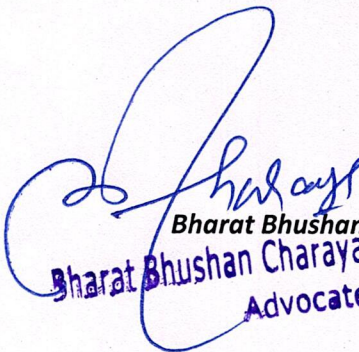
I certify that Sh. Ashok Gupta S/o Sh. Murli Manohar and Sh. Murli Manohar S/o Sh. Brij Lal By Caste Aggarwal R/o House No. 3-B-14, Jawahar Nagar, Sri Ganganagar (name of owner) have a valid, clear and marketable title to the immovable property stated above and is free from all encumbrances.

Enclose:

Search Receipt No. 202502103029609

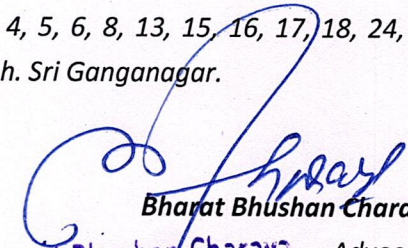
Dated : 17.09.2025

Sub-Registrar, Sri Ganganagar


Bharat Bhushan Charaya
Advocate

ANNEXURE 'A'

1. Photocopy of Jamabandi for Samvat 2070-2073 of Khata No. 189/159, Sq. No. 20 (1.9283 Hect.-Baag) of Chak 3-A Chhoti, Teh. & Distt. Sri Ganganagar in the name of **Sh. Ashok Gupta S/o Sh. Murli Manohar and 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/2025-26/101349 dated 14.08.2025 issued by UIT, Sri Ganganagar in the name of **Sh. Ashok Gupta S/o Sh. Murli Manohar and 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. 3, 4, 5, 6, 8, 13, 15, 16, 17, 18, 24, 25 (Each Part), 7, 14 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 3:11 PM

Fee Receipt No	: 202502103029609	Receipt Date	: 17/09/2025
Name	: ADV. BHARAT BHUSHAN CHARAYA, ASHOK GUPTA AND MURLI MANOHAR	Document S. No.	: 202501103029374
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 109631495 ₹ 650

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

उप पंजीतर
SUB-REGISTRAR

दीर्गमानपा (राज)

