



Mob : 98299-89674

ANIRUDH KHALIYA

ADVOCATE

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

TITLE CUM SEARCH CERTIFICATE

OWNER-

Sh. Jagjinder Singh S/o Sh. Makhan Singh B/c Jat Sikh R/o 56 NP, Nanuwala, Tehsil Raisinghnagar Distt. Sri Ganganagar, Gurdev Singh S/o Sh. Gajjan Singh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sh. Buta Singh S/o Sh. Yashpal Singh @ Pala Singh B/c B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar and Smt. Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, Sukhjeet Kaur @ Jagpreet Kaur, Harjeet Kaur Ds/o Sh. Yashpal Singh @ Pala Singh and Harvinder Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh through registered General Power of Attorney Holder Sh. Buta Singh S/o Sh. Yashpal Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar.

PROPERTY-

Converted Residential land of Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.23(Stone No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm.

Anirudh Khaliya

Advocate
Distt & Sessions Court, Sri Ganganagar

Mob-98299-89674

Ward No. 12-Lalgarh Jattan
Sri Ganganagar (Raj.)

Dated : 15-09-2025

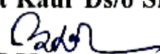
The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd and 3rd Floor, RSIC Building, Udyog Bhawan,
Tilak Marg, C-Scheme, Jaipur.

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.23(Stone No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm. Belonging to Sh. Jagjinder Singh S/o Sh. Makhan Singh B/c Jat Sikh R/o 56 NP, Nanuwala, Tehsil Raisinghnagar Distt. Sri Ganganagar, Gurdev Singh S/o Sh. Gajjan Singh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sh. Buta Singh S/o Sh. Yashpal Singh @ Pala Singh B/c B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar and Smt. Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, Sukhjeet Kaur @ Jagpreet Kaur, Harjeet Kaur Ds/o Sh. Yashpal Singh @ Pala Singh and Harvinder Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh through registered General Power of Attorney Holder Sh. Buta Singh S/o Sh. Yashpal Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar.

Dear Sir/Madam,

Project: **RIDHI SIDHI ENCLAVE**

I, Anirudh Khaliya, Advocate has investigated the title of Sh. Jagjinder Singh S/o Sh. Makhan Singh B/c Jat Sikh R/o 56 NP, Nanuwala, Tehsil Raisinghnagar Distt. Sri Ganganagar, Gurdev Singh S/o Sh. Gajjan Singh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sh. Buta Singh S/o Sh. Yashpal Singh @ Pala Singh B/c B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar and Smt. Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, Sukhjeet Kaur @ Jagpreet Kaur, Harjeet Kaur Ds/o Sh. Yashpal Singh @ Pala Singh and Harvinder


ANIRUDH KHALIYA
ADVOCATE
Distt.Court Campus, Sri Ganganagar



Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh through registered General Power of Attorney Holder Sh. Buta Singh S/o Sh. Yashpal Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar (Name of the Owners) to the immovable property situated at Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.23(Stone No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm. 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.23(Stone No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm. (Hereinafter referred as the said Property)

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.23(Stone No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm. was in the name of Sh. Jagjinder Singh S/o Sh. Makhan Singh B/c Jat Sikh R/o 56 NP, Nanuwala, Tehsil Raisinghnagar Distt. Sri Ganganagar, Gurdev Singh S/o Sh. Gajjan Singh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Buta Singh S/o Sh. Yashpal Singh @ Pala Singh, Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, Sukhjeet Kaur @ Jagpreet Kaur, Harjeet Kaur Ds/o Sh. Yashpal Singh @ Pala Singh and Harvinder Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar

(2) Nagar Palika, Raisinghnagar passed an Order No.733-735 dated 01.07.2025 Under Sec. 90-क in favour of Sh. Jagjinder Singh S/o Sh. Makhan Singh B/c Jat Sikh R/o 56 NP, Nanuwala, Tehsil Raisinghnagar Distt. Sri Ganganagar, Gurdev Singh S/o Sh. Gajjan Singh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sh. Buta Singh S/o Sh. Yashpal Singh @ Pala Singh B/c B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar and Smt. Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, Sukhjeet Kaur @ Jagpreet Kaur, Harjeet Kaur Ds/o Sh. Yashpal Singh @ Pala Singh and Harvinder Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh through registered General Power of Attorney Holder Sh. Buta Singh S/o Sh. Yashpal 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.23(Stone

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No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm. 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.23(Stone No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm. in the name of Nagar Palika, Raisinghnagar after Order of Sec 90-क

(4) Since then Sh. Jagjinder Singh S/o Sh. Makhan Singh B/c Jat Sikh R/o 56 NP, Nanuwala, Tehsil Raisinghnagar Distt. Sri Ganganagar, Gurdev Singh S/o Sh. Gajjan Singh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sh. Buta Singh S/o Sh. Yashpal Singh @ Pala Singh B/c B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar and Smt. Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, Sukhjeet Kaur @ Jagpreet Kaur, Harjeet Kaur Ds/o Sh. Yashpal Singh @ Pala Singh and Harvinder Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh through registered General Power of Attorney Holder Sh. Buta Singh S/o Sh. Yashpal Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar are 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

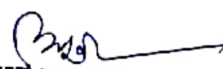
3.5 Whether Search Report is obtained and submitted?

Search Receipt Details

Search Receipt No. GRN 0110620027

Name of the Advocate Anirudh Khaliya

Search Receipt Date 15-09-2025


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PART IV: CERTIFICATE:

I further certify that Sh. Jagjinder Singh S/o Sh. Makhan Singh B/c Jat Sikh R/o 56 NP, Nanuwala, Tehsil Raisinghnagar Distt. Sri Ganganagar, Gurdev Singh S/o Sh. Gajjan Singh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sh. Buta Singh S/o Sh. Yashpal Singh @ Pala Singh B/c B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar and Smt. Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, Sukhjeet Kaur @ Jagpreet Kaur, Harjeet Kaur Ds/o Sh. Yashpal Singh @ Pala Singh and Harvinder Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh through registered General Power of Attorney Holder Sh. Buta Singh S/o Sh. Yashpal Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar have 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. Jagjinder Singh S/o Sh. Makhan Singh B/c Jat Sikh R/o 56 NP, Nanuwala, Tehsil Raisinghnagar Distt. Sri Ganganagar, Gurdev Singh S/o Sh. Gajjan Singh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sh. Buta Singh S/o Sh. Yashpal Singh @ Pala Singh B/c B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar and Smt. Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, Sukhjeet Kaur @ Jagpreet Kaur, Harjeet Kaur Ds/o Sh. Yashpal Singh @ Pala Singh and Harvinder Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh through registered General Power of Attorney Holder Sh. Buta Singh S/o Sh. Yashpal Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar are the full owner of converted land situated at Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.23(Stone No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm.

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.

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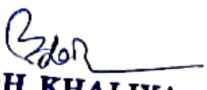
(Anirudh Khaliya)
Advocate



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.23(Stone No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm. in the name of Sh. Jagjinder Singh S/o Sh. Makhan Singh B/c Jat Sikh R/o 56 NP, Nanuwala, Tehsil Raisinghnagar Distt. Sri Ganganagar, Gurdev Singh S/o Sh. Gajjan Singh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Buta Singh S/o Sh. Yashpal Singh @ Pala Singh, Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, Sukhjeet Kaur @ Jagpreet Kaur, Harjeet Kaur Ds/o Sh. Yashpal Singh @ Pala Singh and Harvinder Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar
- (2) Photocopy of Order No.733-735 dated 01.07.2025 Under Sec. 90-क issued by Nagar Palika, Raisinghnagar in favour of Sh. Jagjinder Singh S/o Sh. Makhan Singh B/c Jat Sikh R/o 56 NP, Nanuwala, Tehsil Raisinghnagar Distt. Sri Ganganagar, Gurdev Singh S/o Sh. Gajjan Singh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sh. Buta Singh S/o Sh. Yashpal Singh @ Pala Singh B/c B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar and Smt. Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, Sukhjeet Kaur @ Jagpreet Kaur, Harjeet Kaur Ds/o Sh. Yashpal Singh @ Pala Singh and Harvinder Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh through registered General Power of Attorney Holder Sh. Buta Singh S/o Sh. Yashpal 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.23(Stone No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm..
- (3) Photocopy of latest Jamabandi Samvat 2075-2078 the converted land of Chak 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sq.No.23(Stone No.207/295), Kila No.16(0.253), 17/1(0.063), 17/2(0.190), 18/1(0.126), 18/2(0.127), 19(0.253), 21(0.253), 22(0.253), 23(0.253) Total 1.771 Hect. Or 17710 Sqm. in the name of Nagar Palika, Raisinghnagar after Order of Sec 90-क
- (4) Photocopy of Proposed Layout Plan.


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(5) Photocopy of General Power of Attorney executed by Smt. Malkit Kaur W/o Sh. Yashpal Singh @ Pala Singh, B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar, Sukhjeet Kaur @ Jagpreet Kaur D/o Sh. Yashpal Singh @ Pala Singh W/o Sh. Gurvinder Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar at present 75 GB, Tehsil Anupgarh Distt. Sri Ganganagar and Smt. Harjeet Kaur D/o Sh. Yashpal Singh @ Pala Singh W/o Sh. Balvinder Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar at present 1 PS GB, Tehsil Padampur Distt. Sri Ganganagar in favour of Sh. Buta Singh S/o Sh. Yashpal Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar on dated 10-02-2025, Regd. on 10-02-2025.

(6) Photocopy of General Power of Attorney executed by Sh. Harvinder Singh S/o Sh. Yashpal Singh @ Pala Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar at present 5 Piccolo Street Clyde Post Code-3978 in favour of Sh. Buta Singh S/o Sh. Yashpal Singh B/c Jat Sikh R/o 23 PS-A, Tehsil Raisinghnagar Distt. Sri Ganganagar on dated 10-02-2025, Verified on 12-02-2025.

ANIRUDH KHALIYA
[Signature] **ADVOCATE**
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(Anirudh Khaliya)

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0110620027



Payment Date: 15/09/2025 12:13:16

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 प्रदियां	100.00
	Commision(-):	0.00
	Total/NetAmount:	100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ANIRUDH KHALIYA ADV
Pan No.(If Applicable):
Address:SGNR

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

City(Pincode): SGNR(000000)

Remarks:JAGJINDER SINGH, GURDEV SINGH BUTA
SINGH MALKEET KAUR SUKHJEET KAUR HARJEET
KAUR HARVINDER SINGH

Payment Details:

Bank: State Bank Of India
Date: 15/09/2025 12:13:16

Challan No. - 0

Bank CIN No: SBIN11062002715092025
Reference No: IK0DKBSJH0

Computer generated copy on : 15/09/2025

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

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