



Mob : 98299-89674

ANIRUDH KHALIYA

ADVOCATE

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

TITLE CUM SEARCH CERTIFICATE

OWNER- Smt. Neha W/o Sh. Krishan Bansal R/o 62-Shankar Colony,
Meera Marg, Sri Ganganagar and St. Shweta Jindal W/o Sh.
Vikas Jindal R/o 1,2,3, Friends Colony, Near Chahal Chowk,
Sri Ganganagar .

PROPERTY- Converted Residential land of Chak 4 A Chhoti, Tehsil & Distt.
Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223),
16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila
No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920),
19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127
Grand Total 1.9941 Hect.

Anirudh Khaliya

Advocate
Distt & Sessions Court, Sri Ganganagar

Mob-98299-89674

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

Dated : 25-08-2025

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 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223), 16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920), 19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127 Grand Total 1.9941 Hect. Belonging to Smt. Neha W/o Sh. Krishan Bansal R/o 62-Shankar Colony, Meera Marg, Sri Ganganagar and St. Shweta Jindal W/o Sh. Vikas Jindal R/o 1,2,3, Friends Colony, Near Chahal Chowk, Sri Ganganagar .

Dear Sir/Madam,

Project: GOKULAM PALM SECTOR-08

I, Anirudh Khaliya, Advocate has investigated the title of Smt. Neha W/o Sh. Krishan Bansal R/o 62-Shankar Colony, Meera Marg, Sri Ganganagar and St. Shweta Jindal W/o Sh. Vikas Jindal R/o 1,2,3, Friends Colony, Near Chahal Chowk, Sri Ganganagar (Name of the Owner) to the immovable property situated at Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223), 16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920), 19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127 Grand Total 1.9941 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:

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PART-I DESCRIPTION OF THE PROPERTY:

Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223), 16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920), 19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127 Grand Total 1.9941 Hect. (Hereinafter referred as the said Property)

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

(1) The Agriculture land of Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223), 16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920), 19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127 Grand Total 1.9941 Hect. was in the name of Smt. Neha W/o Sh. Krishan Bansal R/o 62-Shankar Colony, Meera Marg, Sri Ganganagar and St. Shweta Jindal W/o Sh. Vikas Jindal R/o 1,2,3, Friends Colony, Near Chahal Chowk, Sri Ganganagar

(2) Urban Improvement Trust, Sri Ganganagar passed an Order No.LU2012/SGN/2025-26/101352 dated 27.06.2025 Under Sec. 90-क in favour of Smt. Neha W/o Sh. Krishan Bansal R/o 62-Shankar Colony, Meera Marg, Sri Ganganagar and St. Shweta Jindal W/o Sh. Vikas Jindal R/o 1,2,3, Friends Colony, Near Chahal Chowk, Sri Ganganagar regarding the land situated at Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223), 16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920), 19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127 Grand Total 1.9941 Hect. was agriculture to residential purpose.

(3) As per latest Jamabandi Samvat 2073-2076 the converted land of at Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223), 16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920), 19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127 Grand Total 1.9941 Hect. in the name of Urban Improvement Trust, Sri Ganganagar after Order of Sec 90-क

(4) Since then Smt. Neha W/o Sh. Krishan Bansal R/o 62-Shankar Colony, Meera Marg, Sri Ganganagar and St. Shweta Jindal W/o Sh. Vikas Jindal R/o 1,2,3, Friends Colony, Near Chahal Chowk, 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

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AN **ADVOCATE**
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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 . 0109707245

Name of the Advocate

Anirudh Khaliya

Search Receipt Date

25-08-2025

PART IV: CERTIFICATE:

I further certify that Smt. Neha W/o Sh. Krishan Bansal R/o 62-Shankar Colony, Meera Marg, Sri Ganganagar and St. Shweta Jindal W/o Sh. Vikas Jindal R/o 1,2,3, Friends Colony, Near Chahal Chowk, 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 Smt. Neha W/o Sh. Krishan Bansal R/o 62-Shankar Colony, Meera Marg, Sri Ganganagar and St. Shweta Jindal W/o Sh. Vikas Jindal R/o 1,2,3, Friends Colony, Near Chahal Chowk, Sri Ganganagar is the full owner of converted land situated at Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223), 16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920), 19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127 Grand Total 1.9941 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
ADVOCATE
Distt. Court Campus, Sri Ganganagar
Mob.: 98299-89674
(Anirudh Khaliya)

Advocate



Schedule-I

ANNEXURE-A

- (1) Photocopy of Jamabandi Samvat 2073 to 2076 the agriculture land of Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223), 16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920), 19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127 Grand Total 1.9941 Hect. in the name of Smt. Neha W/o Sh. Krishan Bansal R/o 62-Shankar Colony, Meera Marg, Sri Ganganagar and St. Shweta Jindal W/o Sh. Vikas Jindal R/o 1,2,3, Friends Colony, Near Chahal Chowk, Sri Ganganagar
- (2) Photocopy of Order No. LU2012/SGN/2025-26/101352 dated 27.06.2025 Under Sec. 90-क issued by Urban Improvement Trust, Sri Gangangar in favour of Smt. Neha W/o Sh. Krishan Bansal R/o 62-Shankar Colony, Meera Marg, Sri Ganganagar and St. Shweta Jindal W/o Sh. Vikas Jindal R/o 1,2,3, Friends Colony, Near Chahal Chowk, Sri Ganganagar regarding converted the land of Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223), 16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920), 19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127 Grand Total 1.9941 Hect.
- (3) Photocopy of latest Jamabandi Samvat 2073-2076 the converted land of Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/3(0.1145), 15/2(0.2223), 16/1(0.2223), 25/2(0.2223) Total 0.7814 Hect., Sq.No.30, Kila No.9/2(0.0474), 10/2(0.1303), 11(0.253), 12/1(0.0920), 19/1(0.0920), 20(0.253), 21(0.253), 22/1(0.0920) Total 1.2127 Grand Total 1.9941 Hect. in the name of Urban Improvement Trust, Sri Gangangar after Order of Sec 90-क
- (4) Photocopy of Proposed Layout Plan.

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

Advocate



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0109707245



Payment Date: 25/08/2025 15:47:23

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SRI GANGANAGAR
Location: GANGANAGAR
Period: 25/08/2025-To-31/08/2025

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

Phone No.(If Applicable):

City(Pincode): SGNR(000000)

Address:SGNR

Remarks:SMT. NEHA, SHWETA JINDAL

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN10970724525082025

Date: 25/08/2025 15:47:23

Reference No: IK0DJJUXR7

Computer generated copy on : 25/08/2025

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

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