



Mob : 98299-89674

ANIRUDH KHALIYA

ADVOCATE

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

TITLE CUM SEARCH CERTIFICATE

OWNER-

Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal
and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan
Chachan R/o Nohar Distt. Hanumangarh.

PROPERTY-

Converted Residential land of Chak 4 BKK, Tehsil Nohar Distt.
Hanumangarh, Stone No.69, Kila No.3,4,5/3,6/5,7,8,13,14,15/7,
16/9,17/12,18/2 Total 19938 Sqm.

Anirudh Khaliya

Advocate
Distt & Sessions Court, Sri Ganganagar

Mob-98299-89674

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

Dated : 05-03-2026

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 BKK, Tehsil Nohar Distt. Hanumangarh, Stone No.69, Kila No.3,4,5/3,6/5,7,8,13,14,15/7, 16/9,17/12,18/2 Total 19938 Sqm. Belonging to Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh .

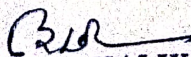
Dear Sir/Madam,

Project: **KUSH VIHAR**

I, Anirudh Khaliya, Advocate has investigated the title of Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh (Name of the Owner) to the immovable property situated at Chak 4 BKK, Tehsil Nohar Distt. Hanumangarh, Stone No.69, Kila No.3,4,5/3,6/5,7,8,13,14,15/7, 16/9,17/12,18/2 Total 19938 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, Nohar. My report on the title is as under:

PART-I DESCRIPTION OF THE PROPERTY:

Chak 4 BKK, Tehsil Nohar Distt. Hanumangarh, Stone No.69, Kila No.3,4,5/3,6/5,7,8,13,14,15/7, 16/9,17/12,18/2 Total 19938 Sqm. (Hereinafter referred as the said Property)


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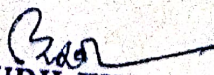
PART II HISTORY OF TITLE OF PROPERTY - (HISTORY OF TITLE)

(1) The Agriculture land of Chak 4 BKK, Tehsil Nohar, Distt. Hanumangarh, Stone No.297/439,(Sq.No.69), Kila No.3(0.253)Hect. was purchased by Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal R/o Nohar Distt. Hanumangarh from Sh. Govind Singh, Jagjeet Singh, Parshan Singh Ss/o Sh. Pahad Singh, Ravinder Singh S/o Sh. Mukhtyar Singh and Harbans Singh S/o Sh. Kaur Singh R/o Burajjawaharsinghwala, Tehsil & Distt. Faridkot, Darshan Singh S/o Sh. Pahad Singh through Attorney Holder Jagjeet Singh S/o Sh. Pahad Singh B/c Jat Sikh R/o Burajjawaharsinghwala, Tehsil & Distt. Faridkot vide Sale-deed dated 09-04-2025, which was registered in book no.1, vol.no.845, page no.66, Sr.No.202503095101529 dated 09-04-2025.

(2) The Agriculture land of Chak 4 BKK, Tehsil Nohar, Distt. Hanumangarh, Stone No.297/439(Sq.No.69), Kila No.4(0.253), 5/3(0.0583), 6/5(0.0400), 7 to 14(2.0240), 15/7(0.0215), 16/9(0.0042), 17/11(0.2520), 18 to 23(1.5180), 24/13(0.2377) and Assosicated land of Stone No.298/438(Sq.No.63) mentioned in Sale-deed dated 09-04-2025 purchased by Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh from Sh. Govind Singh, Jagjeet Singh, Parshan Singh Ss/o Sh. Pahad Singh, Ravinder Singh S/o Sh. Mukhtyar Singh and Harbans Singh S/o Sh. Kaur Singh R/o Burajjawaharsinghwala, Tehsil & Distt. Faridkot, Darshan Singh S/o Sh. Pahad Singh through Attorney Holder Jagjeet Singh S/o Sh. Pahad Singh B/c Jat Sikh R/o Burajjawaharsinghwala, Tehsil & Distt. Faridkot vide Sale-deed dated 09-04-2025, which was registered in book no.1, vol.no.845, page no.65, Sr.No.202503095101528 dated 09-04-2025.

(3) Later-on the Agriculture land of Chak 4 BKK, Tehsil Nohar, Distt. Hanumangarh, Stone No.297/439(Sq.No.69), Kila No.4(0.253), 5/3(0.0583), 6/5(0.0400), 7,8,13, 14(0.253 hect. each),15/7(0.0215), 16/9(0.0042), 17/12(0.1759), 18/2(0.1759) Total 1.7408 Hect. in the name of Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh in Jamabandi Samvat 2077 to 2080.

(4) Later-on the Agriculture land of Chak 4 BKK, Tehsil Nohar, Distt. Hanumangarh, Stone No.297/439(Sq.No.69), Kila No.3(0.253) Total 0.253 Hect. in the name of Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal R/o Nohar Distt. Hanumangarh in Jamabandi Samvat 2077 to 2080


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(5) Nagar Palika, Nohar passed an Order No.104895 dated 25.06.2025 Under Sec. 90-क in favour of Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh regarding the land situated at Chak 4 BKK, Tehsil Nohar Distt. Hanumangarh, Stone No.69, Kila No.3,4,5/3,6/5,7,8,13,14,15/7,16/9,17/12,18/2 Total 19938 Sqm.

(6) As per latest Jamabandi Samvat 2077 to 2080 the converted land of at Chak 4 BKK, Tehsil Nohar Distt. Hanumangarh, Stone No.69, Kila No.3,4,5/3,6/5,7,8,13,14,15/7,16/9,17/12,18/2 Total 19938 Sqm in the name of Nagar Palika, Nohar after Order of Sec 90-क

(7) Since then Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh 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

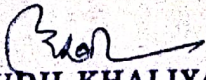
Search Receipt No. GRN 0119401491

Name of the Advocate Anirudh Khaliya

Search Receipt Date 05-03-2026

PART IV: CERTIFICATE:

I further certify that Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh have a valid, clear, marketable and free title over the subject property.

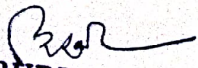

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Conclusion

Keeping in view of the above it is to be certify that Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh is the full owner of converted residential land situated at Chak 4 BKK, Tehsil Nohar Distt. Hanumangarh, Stone No.69, Kila No.3,4,5/3,6/5,7,8,13,14,15/7,16/9,17/12,18/2 Total 19938 Sqm.

REMARKS:

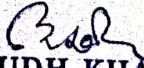
1. The report does not comment on: The technical regularity (adherence to by laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislative, authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.

Signature

ANIRUDH KHALIYA
ADVOCATE (Anirudh Khaliya)
Distt.Court Campus, Sri Ganganagar Advocate
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Schedule-I

ANNEXURE-A

- (1) Photocopy of Sale-deed dated 09-04-2025, Regd. on 09-04-2025 executed by Sh. Govind Singh, Jagjeet Singh, Parshan Singh Ss/o Sh. Pahad Singh, Ravinder Singh S/o Sh. Mukhtyar Singh and Harbans Singh S/o Sh. Kaur Singh R/o Burajjawaharsinghwala, Tehsil & Distt. Faridkot, Darshan Singh S/o Sh. Pahad Singh through Attorney Holder Jagjeet Singh S/o Sh. Pahad Singh B/c Jat Sikh R/o Burajjawaharsinghwala, Tehsil & Distt. Faridkot in favour of Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal R/o Nohar Distt. Hanumangarh
- (2) Photocopy of Sale-deed dated 09-04-2025, Regd. on 09-04-2025 executed by Sh. Govind Singh, Jagjeet Singh, Parshan Singh Ss/o Sh. Pahad Singh, Ravinder Singh S/o Sh. Mukhtyar Singh and Harbans Singh S/o Sh. Kaur Singh R/o Burajjawaharsinghwala, Tehsil & Distt. Faridkot, Darshan Singh S/o Sh. Pahad Singh through Attorney Holder Jagjeet Singh S/o Sh. Pahad Singh B/c Jat Sikh R/o Burajjawaharsinghwala, Tehsil & Distt. Faridkot in favour of Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh.
- (3) Photocopy of Jamabandi Samvat 2077 to 2080 in the name of Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh of Agriculture land of Chak 4 BKK, Tehsil Nohar, Distt. Hanumangarh, Stone No.297/439(Sq.No.69), Kila No.4(0.253), 5/3(0.0583), 6/5(0.0400), 7,8,13, 14(0.253 hect. each),15/7(0.0215), 16/9(0.0042), 17/12(0.1759), 18/2(0.1759) Total 1.7408 Hect.
- (4) Photocopy of Jamabandi Samvat 2077 to 2080 in the name of Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal R/o Nohar Distt. Hanumangarh of of Agriculture land of Chak 4 BKK, Tehsil Nohar, Distt. Hanumangarh, Stone No.297/439(Sq.No.69), Kila No.3(0.253) Total 0.253 Hect.
- (5) Photocopy of Order No.104895 dated 25.06.2025 Under Sec. 90-क issued by Nagar Palika, Nohar in favour of Sh. Amit Kumar Aggarwal S/o Sh. Baladev Prasad Aggarwal and Sh. Naresh Kumar Chachan S/o Sh. Devki Nandan Chachan R/o Nohar Distt. Hanumangarh regarding the converted residential land situated at Chak 4 BKK, Tehsil Nohar Distt. Hanumangarh, Stone No.69, Kila No.3,4,5/3,6/5,7,8,13, 14,15/7, 16/9,17/12,18/2 Total 19938 Sqm.


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- (6) Photocopy of Latest Jamabandi Samvat 2077 to 2080 of converted residential land Chak 4 BKK, Tehsil Nohar Distt. Hanumangarh, Stone No.69, Kila No.3,4,5/3,6/5,7,8,13,14,15/7,16/9,17/12,18/2 Total 19938 Sqm in the name of Nagar Palika, Nohar after Order of Sec 90-~~4~~
- (7) Photocopy of Proposed Layout Plan.


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(Anirudh Khaliya)

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0119401491



Payment Date: 05/03/2026 16:32:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, NOHAR

Location: NOHAR

Period: 05/03/2026-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	200.00

Commission(-): 0.00

Total/NetAmount: 200.00

Two Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ADV. ANIRUDH KHALIYA	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Sri ganganagar(335001)
Address:Sri ganganagar	Remarks:AMIT KUMAR AGGARWAL S/O SH. BALADEV PRASAD AGGARWAL AND SH. NARESH KUMAR CHACHAN S/O SH. DEVKI NANDAN CHACHAN, CHAK 4 BKK FROM 2025 TO 2026

Payment Details:

Challan No. - 0

Bank: UPI	Bank CIN No: CNRB11940149105032026
Date: 05/03/2026 16:32:00	Reference No: IK20260305115552

Computer generated copy on : 05/03/2026

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

