



RAVI MEHNDIRATTA

Advocate

Search Report & Title Certificate

Name of Project : **Brindavan Krishna Mohan Enclave, Chak
11 & 12 BSM, Village Udasar, Tehsil &
Distt. Bikaner.**

Owner of Property : **Anuj Baweja S/o Late Sh. Mohan Lal
Baweja**

Property Address : **Converted Leasehold Residential Land for
land measuring 3.2815 Hectare situated
at Chak No. 11 & 12 B.S.M. total land
3.2815 hectare Village Udasar, Tehsil &
Distt. Bikaner.**

Add : 83, Sadul Colony, BIKANER

Mob:9414137063 | E-mail: ravimehndiratta@yahoo.com

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Advocate

83, Sadul Colony, BIKANER

Mob:9414137063;E-mail: ravimehndiratta@yahoo.com

Ref. No:- 01/07

Date: 28.07.2025

LEGAL OPINION & TITLE SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

Dear Sir,

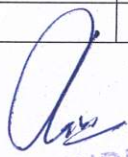
Ref.: Legal Opinion AND Title search report regarding below mentioned converted land under section 90 KA of Rajasthan Land Revenue Act 1956. (Belongs to project Brindavan Krishna Mohan Enclave, Chak 11 & 12 BSM, Village Udasar, Tehsil & Distt. Bikaner.)

Type of Property This is a Residential purpose converted land which is Converted & approved by U.I.T. Bikaner by letter ref. no. LU2012/BIK/2021-22/100197 dated 07.09.2024. and LU2012/BIK/2021-22/100198 dated 07.09.2024.

Name of land holder - Anuj Baweja S/o Mohan Lal Baweja (Aadhar No. 8140 2215 3155) by cast Arora R/O of Shivbari Chouraha Behind Mahesh Marble, Ambedkar Colony, Bikaner.

Description of Converted land - As per letter ref. no. LU2012/BIK/2021-22/100197 dated 07.09.2024.

Sr no.	Village / tehsil / distt.	Name of farmer	Khasra no.	Area of land in hec.	Total area in sq. Mtr.
1	Udasar, Bikaner	Anuj Baweja	Chak 11 BSM Murabba No. 178/10		
			Kila no. 15	0.2529	2529
			Kila no. 16	0.2529	2529
			Chak 11 BSM Murabba no. 178/18		
			Kila no. 8	0.0999	9990
			Kila no. 9	0.2529	2529
			Kila no. 11	0.2529	2529
			Kila no. 12	0.2529	2529
			Kila no. 13	0.0999	9990
			TOTAL	1.4644	14644


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Description of Converted land - As per letter ref. no. LU2012/BIK/2021-22/100198 dated 07.09.2024.

Sr no.	Village / tehsil / distt.	Name of farmer	Khasra no.	Area of land in hec.	Total area in sq. Mtr.
1	Udasar, Bikaner	Anuj Baweja	Chak 11-12 BSM Murabba No. 178/18		
			Kila no. 18	0.0996	9960
			Kila no. 19	0.2529	2529
			Kila no. 20	0.2529	2529
			Kila no. 21	0.2529	2529
			Kila no. 22	0.2529	2529
			Kila no. 23	0.0996	9960
			Chak 11-12 BSM Murabba no. 178/19		
			Kila no. 1	0.2529	2529
			Kila no. 2	0.2529	2529
			Kila no. 3	0.0996	9960
			TOTAL	1.8171	18171

Document Examined

- 1- **Original Sale Deed** execute by Saraswati w/o Late Rughnath Das, Janardan, Magan, Raju, Saroj, Manju all children of Late Rughnath Das by cast Swami R/O Ridmalsar Purohitan, Distt. Bikaner in favour of **Mohan Lal Baweja s/o Mehar Chand Baweja and Smt. Krishna Baweja w/o Mohan Lal Baweja** for uncommand agriculture land which is mentioned in table.

Village	Murabba No.	Kila No.	Land Area
Chak 11 BSM	178/25	21	1 Bigha uncommand
	178/26	1,10,11,19-21	6 Bigha uncommand
	178/17	25	1 Bigha uncommand
	178/18	4-9	6 Bigha uncommand
		11-25	15 Bigha uncommand
	178/10	15,16	2 Bigha uncommand
Chak 12 BSM	178/19	1-4	4 Bigha uncommand
		5	1 Bigha command
	178/27	1,2	2 Bigha command

total land 38 bigha in which 35 uncommand and 3 bigha command.

Which is executed on 06.09.1997 and registered in the office of Sub-Reg. Bikaner on 30.09.1997 in book no. 1, binder no. 614, page no. 117, sr.no.

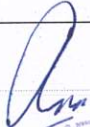

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6874. (in which 31 bigha uncommand belongs chak 11 BSM and 4 bigha uncommand and 3 bigha command belongs to chak 12 BSM total land 38 bigha in which 35 bigha uncommand and 3 bigha command)

- 2- Photocopy of Jamabandi for Samvat 2073-2076 belongs to Krishna w/o Mohan Lal Baweja half portion mutation number 214 and Mohan Lal s/o Mehar Chand Baweja half portion mutation number 214 village 11 BSM Patwar Halka Udasar, Behind inspection area Gadhwala, Tehsil, Bikaner, Distt. Bikaner Old khata number 35 new khata number 30.

As per Jamabandi total below mentioned land is entered in revenue record in the name of Mohan Lal and Smt. Krishna

Village	Murabba No.	Kila No.	Land Area
11 BSM	178/10	15	0.2529 Uncommand
		16	0.2529 Uncommand
	178/17	25	0.2529 Uncommand
	178/18	4	0.2529 Uncommand
		5	0.2529 Uncommand
		6	0.2529 Uncommand
		7	0.2529 Uncommand
		8	0.2529 Uncommand
		9	0.2529 Uncommand
		11	0.2529 Uncommand
		12	0.2529 Uncommand
		13	0.2529 Uncommand
		14	0.2529 Uncommand
		15	0.2529 Uncommand
		16	0.2529 Uncommand
		17	0.2529 Uncommand
		18	0.2529 Uncommand
		19	0.2529 Uncommand
		20	0.2529 Uncommand


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		21	0.2529 Uncommand
		22	0.2529 Uncommand
		23	0.2529 Uncommand
		24	0.2529 Uncommand
		25	0.2529 Uncommand
	178/25	21	0.2529 Uncommand
	178/26	1	0.2529 Uncommand
		10	0.2529 Uncommand
		11	0.2529 Uncommand
		19	0.2529 Uncommand
		20	0.2529 Uncommand
		21	0.2529 Uncommand

In which uncommand land is 7.7640 hectare and command/khala is 0.0253 hectare so total land is 7.8399 hectare and total khasra is 31.

As per Jamabandi total below mentioned land is entered in revenue record in the name of Mohan Lal Baweja s/o Mehar Chand Baweja

Village	Murabba No.	Kila No.	Land Area (in hec.)
12 BSM	178/19	1	0.2529 Uncommand
		2	0.2529 Uncommand
		3	0.2529 Uncommand
		4	0.2529 Uncommand
		5	0.2529 Uncommand
	178/27	1	0.2529 Command
		2	0.2529 Command

In chak 12 BSM 1.0116 uncommand and 0.7587 command land.

NOTE: Sale deed was execute in favour of Mohan Lal and his wife Smt. Krishna for both the chak 11 and 12 BSM but in Jamabandi of 12 BSM is only name of Mohan Lal is muted.


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- 3- Original WILL execute by Mohan Lal Baweja s/o Mehar Chand Baweja and Smt. Krishna Baweja w/o Mohan Lal Baweja in favour of their son Anuj Baweja s/o Mohan Lal Baweja for total land 38 Bigha subject WILL is registered in the office of Sub-Reg. Bikaner-II on 27.07.2023 in book no. 3, binder no. 25, page no. 57, sr.no. 202303057300136.(doc. no. 202301057008438)

In WILL it is narrated that land of chak 11 BSM measuring 31 bigha are jointly land and in chak 12 BSM land of 7 bigha belongs to Mohan Lal.

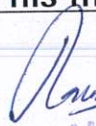
As per WILL in above mentioned subject land 13 bigha Smt. Krishna and Mohan Lal had put a application in UIT, Bikaner for convert land of 13 bigha u/s 90A for residential purpose.

- 4- Original Death Certificate of Sh. Mohan Lal s/o Mehar Chand death dated 08.02.2024 issued by Nagar Nigam, Bikaner.

- 5- Original Gift Deed execute by Smt. Krishna Baweja w/o Late Mohan Lal Baweja in favour of her son Anuj Baweja s/o Late Mohan Lal Baweja for her half undivided share in above mentioned uncommand land measuring 7.8399 hectare. Which is registered in the office of Sub-Reg. Bikaner-II on 23.05.2024 in book no. 1, binder no. 524, page no. 36, sr.no. 202403057102777.(doc. no. 202401057005336)

As mentioned in page two of gift deed Mohan Lal and Smt. Krishan jointly purchase the land of chak 12 BSM total 7 bigha and mutation was permitted on 12.11.1997 in the joint name of Mohan Lal & Smt. Krishna but thereafter the camp organized by Administration the consent of Mohan Lal and Smt. Krishna total land of chak 12 BSM measuring 7 bigha entered in the name of Mohan Lal Baweja alone in revenue record.

Now, Anuj Baweja is owner of land measuring 7.8399 hectare through WILL and through Gift Deed means half portion was bequeath him by his father from WILL and half portion is gifted to him by his mother.


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- 6- Photocopy of Jamabandi of chak 11 BSM Samvat 2073-76 which is muted name of **Anuj Baweja S/o Late Mohan Lal Baweja** vide mutation number 261 table of land belongs to chak 11 BSM is mentioned below-

Village	Murabba No.	Kila No.	Land Area (in hec.)
11 BSM	178/10	15	0.2529 Uncommand
		16	0.2529 Uncommand
	178/17	25	0.2529 Uncommand
	178/18	4	0.2529 Uncommand
		5	0.2529 Uncommand
		6	0.2529 Uncommand
		7	0.2529 Uncommand
		8	0.2529 Uncommand
		9	0.2529 Uncommand
		11	0.2529 Uncommand
		12	0.2529 Uncommand
		13	0.2529 Uncommand
		14	0.2529 Uncommand
		15	0.2529 Uncommand
		16	0.2529 Uncommand
		17	0.2529 Uncommand
		18	0.2529 Uncommand
		19	0.2529 Uncommand
		20	0.2529 Uncommand
		21	0.2529 Uncommand
		22	0.2529 Uncommand
		23	0.2529 Uncommand
		24	0.2529 Uncommand
		25	0.2529 Uncommand
	178/25	21	0.2529 Uncommand
	178/26	1	0.2529 Uncommand
		10	0.2529 Uncommand


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		11	0.2529 Uncommand
		19	0.2529 Uncommand
		20	0.2529 Uncommand
		21	0.2529 Uncommand

In which uncommand land is 7.7640 hectare and command/khala is 0.0253 hectare so total land is 7.8399 hectare and total khasra is 31.

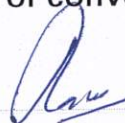
- 7- Photocopy of Jamabandi of chak 12 BSM Samvat 2073-76 which is muted name of **Anuj Baweja S/o Late Mohan Lal Baweja** vide mutation number 167 table of land belongs to chak 11 BSM is mentioned below-

Village	Murabba No.	Kila No.	Land Area (in hec.)
12 BSM	178/19	1	0.2529 Uncommand
		2	0.2529 Uncommand
		3	0.2529 Uncommand
		4	0.2529 Uncommand
		5	0.2529 Uncommand
	178/27	1	0.2529 Command
		2	0.2529 Command

In chak 12 BSM 1.0116 uncommand and 0.7587 command land.

- 8- Photocopy of Order ref. no. LU2012/BIK/2021-22/100197 dated 07.09.2024 issued by UIT, Bikaner in favour of **Anuj Baweja s/o Mohan Lal Baweja** for convert the land under section 90KA of the land revenue act 1956. Through subject letter total land 1.4644 hectare or 14644 Sq. Mtr. converted for residential purpose.
- 8- Photocopy of Order ref. no. LU2012/BIK/2021-22/100198 dated 07.09.2024 issued by UIT, Bikaner in favour of **Anuj Baweja s/o Mohan Lal Baweja** for convert the land under 90KA of the land revenue act 1956. Through subject letter total land 1.8171 hectare or 18171 Sq. Mtr. converted for residential purpose.

All details of converted land shown in the table as above.


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- 9- Photocopy of layout plan technical approved vide letter no. 12468369 dated 18.12.2024 issued by Town Planning Deptt. Govt. of Rajasthan, Bikaner to U.I.T. Bikaner (For land of Chak 11-12 BSM Murabba No. 178/18, Kila No. 18 to 23 and Murabba No. 178/19, Kila No. 1,2,3 measuring 1.8171 and Chak 11 BSM Murabba No. 178/10, Kila No. 15, 16, Murabba No. 178/18, Kila No. 8 to 13 measuring 1.4644 total measuring 3.2815)
- 10- Photocopy of letter ref. no. BDA/ACPP/2025-26 dated 17.04.2025 issued by office of Bikaner Development Authority Bikaner that layout plan of total land 3.2815 hectare is approved. Along with Lay out plan in favor of **Anuj Bajaja s/o Mohan Lal Baweja**. Details of land is as below-
- Land of Chak 11-12 BSM Murabba No. 178/18, Kila No. 18 to 23 and Murabba No. 178/19, Kila No. 1,2,3 measuring 1.8171 and Chak 11 BSM Murabba No. 178/10, Kila No. 15, 16, Murabba No. 178/18, Kila No. 8 to 13 measuring 1.4644 total measuring 3.2815 along with approved map. Which is signed by Sr. Town Planner, Deputy Town Planner and Additional Town Planner.

Legal Comments regarding WILL:

If a will executed by two people remains valid even if one of the testators dies. A "joint will" is generally understood to be a single document executed by two individuals, typically spouses, and it usually takes effect upon the death of the second testator. However, even if one person dies, the will is still valid and can be probated after the death of the surviving testator.

I have examined all above documents and find that Owner Title to the property is clear, chain of title is complete and **Anuj Baweja s/o Late Mohan Lal Baweja** is owner of above mentioned Converted Residential Land and he have right to develop / sale the said land.

A search has been conducted by me in the office of Sub-Registrar Bikaner 2nd for the last 13 years regarding the aforesaid land/property vide search receipt no. 202502057007043 dated 28.07.2025 and found title of property is clear above mentioned land is unencumbered and Mortgageable search fee receipt is enclosed with the report.


RAVI MEHNDIRATTA
Advocate
Office-83, Sadul Colony
Bikaner-334001

(RAVI MEHNDIRATTA)
Advocate

RAVI MEHNDIRATTA
Advocate

