



Mob : 98299-89674

ANIRUDH KHALIYA

ADVOCATE

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

TITLE CUM SEARCH CERTIFICATE

OWNER- Sh. Manoj Kumar S/o Sh. Babu Lal, Sh. Tirath Raj S/o Sh.
Banwari Lal, Sh. Naresh Kumar S/o Sh. Dhanna Ram R/o
Khajuwala, Distt. Bikaner (Raj.).

PROPERTY- Converted Residential land of Chak 8 KJD-A, Tehsil
Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500),
3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total
0.9731 Hect.

Anirudh Khaliya

Advocate

Distt & Sessions Court, Sri Ganganagar

Mob-98299-89674

Ward No. 12-Lalgarh Jattan

Sri Ganganagar (Raj.)

Dated : 14-07-2026

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 8 KJD-A, Tehsil Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500), 3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total 0.9731 Hect. Belonging to Sh. Manoj Kumar S/o Sh. Babu Lal, Sh. Tirath Raj S/o Sh. Banwari Lal, Sh. Naresh Kumar S/o Sh. Dhanna Ram R/o Khajuwala, Distt. Bikaner (Raj.).

Dear Sir/Madam,

Project: **MAHAVEER NAGAR-2**

I, Anirudh Khaliya, Advocate has investigated the title of **Sh. Manoj Kumar S/o Sh. Babu Lal, Sh. Tirath Raj S/o Sh. Banwari Lal, Sh. Naresh Kumar S/o Sh. Dhanna Ram R/o Khajuwala, Distt. Bikaner (Raj.)** (Name of the Owner) to the immovable property situated at **Chak 8 KJD-A, Tehsil Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500), 3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total 0.9731 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, Khajuwala. My report on the title is as under:

PART-I DESCRIPTION OF THE PROPERTY:

Chak 8 KJD-A, Tehsil Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500), 3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total 0.9731 Hect.
(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 8 KJD-A, Tehsil Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500), 3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total 0.9731 Hect. was in the name of Sh. Manoj Kumar S/o Sh. Babu Lal, Sh. Tirath Raj S/o Sh. Banwari Lal, Sh. Naresh Kumar S/o Sh. Dhanna Ram R/o Khajuwala, Distt. Bikaner (Raj.)
- (2) Nagar Palika Mandal, Khajuwala passed an Order No.589 dated 19.06.2025 Under Sec. 90-क in favour of Sh. Manoj Kumar S/o Sh. Babu Lal, Sh. Tirath Raj S/o Sh. Banwari Lal, Sh. Naresh Kumar S/o Sh. Dhanna Ram R/o Khajuwala, Distt. Bikaner (Raj.) regarding the land situated at Chak 8 KJD-A, Tehsil Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500), 3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total 0.9731 Hect. was Agriculture to Residential.
- (3) As per latest Jamabandi Samvat 2076 to 2079 the converted land of at Chak 8 KJD-A, Tehsil Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500), 3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total 0.9731 Hect. in the name of Nagar Palika, Mandal, Khajuwala after Order of Sec 90-क
- (4) Since then Sh. Manoj Kumar S/o Sh. Babu Lal, Sh. Tirath Raj S/o Sh. Banwari Lal, Sh. Naresh Kumar S/o Sh. Dhanna Ram R/o Khajuwala, Distt. Bikaner (Raj.) 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.

Name of the Advocate

Search Receipt Date

GRN - 0126843779

Anirudh Khaliya

14-07-2026

ANIRUDH KHALIYA
ADVOCATE
Distt. Court Campus, Sri Ganganagar
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PART IV: CERTIFICATE:

I further certify that Sh. Manoj Kumar S/o Sh. Babu Lal, Sh. Tirath Raj S/o Sh. Banwari Lal, Sh. Naresh Kumar S/o Sh. Dhanna Ram R/o Khajuwala, Distt. Bikaner (Raj.) 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 Sh. Manoj Kumar S/o Sh. Babu Lal, Sh. Tirath Raj S/o Sh. Banwari Lal, Sh. Naresh Kumar S/o Sh. Dhanna Ram R/o Khajuwala, Distt. Bikaner (Raj.) is the full owner of converted land situated at Chak 8 KJD-A, Tehsil Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500), 3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total 0.9731 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
Signature
Distt. Court Campus, Sri Ganganagar
Mob.: 98299-89674 (Anirudh Khaliya)
Advocate

Schedule-I

ANNEXURE-A

- (1) Photocopy of Jamabandi Samvat 2076 to 2079 the agriculture land of Chak 8 KJD-A, Tehsil Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500), 3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total 0.9731 Hect. in the name of Sh. Manoj Kumar S/o Sh. Babu Lal, Sh. Tirath Raj S/o Sh. Banwari Lal, Sh. Naresh Kumar S/o Sh. Dhanna Ram R/o Khajuwala, Distt. Bikaner (Raj.).
- (2) Photocopy of Order No.589 dated 19.06.2025 Under Sec. 90-क Under Sec. 90-क issued by Nagar Palika Mandal Khajuwala in favour of Sh. Manoj Kumar S/o Sh. Babu Lal, Sh. Tirath Raj S/o Sh. Banwari Lal, Sh. Naresh Kumar S/o Sh. Dhanna Ram R/o Khajuwala, Distt. Bikaner (Raj.) regarding converted the land of Chak 8 KJD-A, Tehsil Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500), 3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total 0.9731 Hect.
- (3) Photocopy of latest Jamabandi Samvat 2076-2079 the converted land of Chak 8 KJD-A, Tehsil Khajuwala Distt. Bikaner, Sq.No.62/59, Kila No.2/2(0.0500), 3/1(0.1770), 3/2(0.0759), 4(0.2529), 8(0.2529), 13/2(0.1644) Total 0.9731 Hect. in the name of Nagar Palika Mandal, Khajuwala after Order of Sec 90-क
- (4) Photocopy of Proposed Layout Plan.

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

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0126843779



Payment Date: 14/07/2026 16:41:00

Office Name: Khajuwala Part time Sub Registrar
Location: KHAJUWALA
Period: 14/07/2026-To-31/07/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1:0030-03-800-01-00-अन्य प्रप्तियां		200.00
	Commision(-):	0.00
	Total/NetAmount:	200.00

Two Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ADV. ANIRUDH KHALIYA

Pan No:(If Applicable):

Address:Sri ganganagar

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

City(Pincode): Sri ganganagar(335001)

Remarks:Manoj Kumar S/o Sh Babu lal and Tirath Raj S/o
Sh. Banwari Lal and Naresh Kumar S/o Dhanna Ram Chak
8 KJD-A, FROM 2025 TO 2026

Payment Details:

Bank: UPI

Date: 14/07/2026 16:41:00

Challan No. - 0

Bank CIN No: CNRB12684377914072026

Refrence No: IK20260714155765

Computer generated copy on : 14/07/2026

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