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SHER SINGH

Advocate

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Resi : VPO -Khothawali

Tehsi; Pilibanga

Distt Hanumangarh

Date -05.03.2026

To,

The Registrar,

Rajasthan Real Estate Regulatory authority,

IInd and IIIrd Floor Building Udyog Bhavan

Tilak Marg C-Scheme, Jaipur.

Sub: Title Legal opinion on Investigation of Title (Search Report) Certifying Non-Encumbrances of
Chak 24 -DWD Teh. Rawtser Distt. Hanumangarh, Pather No. 158/415 Sq. No. 16 killa No.
10(0.152 Hec.), 11(0.253 hect.) 20(0.253 Hect.) killa No. 21/2(0.228 Hect.) 22/5(0.226 Hect.) Total 1.112
Hect. Belonging to Rajender Saharan, Ramsawrop S/o Hansraj Saharan, Rajender S/o Kashi Ram, Sajay
kumar S/o Mat Ram, Dipesh Mittal R/o Rawatser Hanumangarh .

Dear Sir/Madam,

Project: LOTUS PLAZA MARKET

I, Sher Singh Advocate Has investigated the title of Rajender Saharan, Ramsawrop S/o Hansraj Saharan, Rajender S/o Kashi Ram, Sajay kumar S/o Mat Ram, Dipesh Mittal R/o Rawatser Hanumangarh . (name of the owner) to the immovable Property. Revenue Road) Chak 24 -DWD Teh. Rawtser Distt. Hanumangarh, Pather No. 158/415 Sq. No. 16 killa No. 10(0.152 Hec.), 11(0.253 hect.) 20(0.253 Hect.) killa No. 21/2(0.228 Hect.) 22/5(0.226 Hect.) Total 1.112 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, Rawatser Hanuman Garh, My report on the title is as Under:

PART I DESCRIPTION OF THE PROPERTY:

Chak 24 -DWD Teh. Rawtser Distt. Hanumangarh, Pather No. 158/415 Sq. No. 16 killa No.
10(0.152 Hec.), 11(0.253 hect.) 20(0.253 Hect.) killa No. 21/2(0.228 Hect.) 22/5(0.226 Hect.) Total 1.112

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

As per jamabandi samvat 2064-2067 Chak 24-DWD Teh. Rawatser Distt. Hanumangarh, khata no. 103/72 Pather No. 158/415 Sq. No. 16 killa No. 10 To 13, 18 To 23 Total 2.0750. Hect. was in the name of Hansraj S/o Hetram By Propertior M/s Saharan enterprises R/o Rawatser His part 211279 Sq. Feet and Etc.

As per jamabandi samvat 2068-2071 Chak 24-DWD Teh. Rawatser Distt. Hanumangarh, khata no. 201/103 Pather No. 158/415 Sq. No. 16 killa No. 10, 11, 12/10, 13/4, 18/11, 19/2, 20, 21/2, 22/5, 23/4 Total 1.8740. Hect. was in the name of Hansraj S/o Hetram By Propertior M/s Saharan enterprises R/o rawatser .


SHER SINGH
ADVOCATE & NOTARY
Sri Ganganagar (Rai.)



.As per jamabandi samvat 2075-2078 Chak 24-DWD Teh.Rawatser Distt.Hanumangarh,khata no.277/255 Pather No.158/415 Sq. No.16 killa No. 10,11,12/10 ,12/12,19/7,20, ,22/5,was in the name of Depesh Mittal S/o Nagar Mal ,Rajender Saharan S/o Hansraj ,Ramswarup S/o Hansraj ,Sanjay Kumar S/o Matram .

As per jamabandi samvat 2075-2078 Chak 24-DWD Teh.Rawatser Distt.Hanumangarh,khata no.266/225 Pather No.158/415 Sq. No.16 killa No. 21/2,was in the name of ,Rajender S/o kashiRam .

As per Mutation no 676 Chak 24 -DWD Teh.Rawtser Distt.Hanumangarh,Pather No.158/415 Sq. No.16 killa No. 10(0.152Hec.),11(0.253 hect.) 20(0.253 Hect.) killa No.21/2(0.228 Hect.) 22/5(0.226 Hect.)Total 1.112 in Name Nager Palika Rawatser Hanumangarh dated 09/10/2025

Later Nager Palika Rawatser Hanumangarh Passed order no 17737232 dated.2025 under Sec.90 A in Favour of Rajender Saharan,Ramsawrop S/o Hansraj Saharan,rajender S/o KashiRam,Sajay kumar S/o MatRam ,Dipesh Mittal R/o Rawatser Hanumangarh , Chak 24 -DWD Teh.Rawtser Distt.Hanumangarh,Pather No.158/415 Sq. No.16 killa No. 10(0.152Hec.),11(0.253 hect.) 20(0.253 Hect.) killa No.21/2(0.228 Hect.) 22/5(0.226 Hect.)Total 1.112

As per jamabandi samvat 2076-2079 Khata no 212/190 Chak 24 -DWD Teh.Rawtser Distt.Hanumangarh,Pather No.158/415 Sq. No.16 killa No. 10(0.152Hec.),11(0.253 hect.) 20(0.253 Hect.) killa No.21/2(0.228 Hect.) 22/5(0.226 Hect.)Total 1.112 Hect.), Commercial Purpose was in the name of Nager Parishad,Hanumangarh.

Since then Rajender Saharan,Ramsawrop S/o Hansraj Saharan,Rajender S/o KashiRam,Sajay kumar S/o MatRam , Dipesh Mittal R/o Rawatser 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' 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 in to Non Agricultural for Commercial Purpose 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 Weather Search Report is obtained and submitted ?

Search Receipt Details


SHER SINGH
ADVOCATE & NOTARY
Sri Ganganagar (Rai.)

Search Receipt No. 202602298001186

Name of Advocate SHER SINGH

Search Receipt Date 05.03.2026

PART IV : CERTIFICATE :

I further certify that Rajender Saharan, Ramsawrop S/o Hansraj Saharan, Rajender S/o Kashi Ram, Sajay kumar S/o Mat Ram, dipesh Mittal R/o Rawatser Hanumangarh has a valid, clear marketable and Free title over the subject .

Conclusion

Keeping in view of the above it is to be certify that Goma devi W/o Jetha Nand Caste - Sindhi R/o 162-163 Durga Colony Hanumangarh Jn. are the full owner of Chak 49 -NGC Teh.& Distt. Hanumangarh, Pather No.123/258 Sq. No.10 killa No. 23(0.199Hec.), 24(0.253 hect.) 25(0.253 Hect.) killa No.23(0.054 Hect. For Rasta) Total 0.759 Hect.

REMARKS :

1. The Report does not comment on the technical regularity (adherence to by laes /approvals) or otherwise of the said property, whether the said property is a subject of any pending legislative, atoenticity of the documents/examined all the above said is out side the scope of the working reference to this report ;

Date: 05/03/2026

Signature


SHER SINGH

ADVOCATE & NOTARY

(Sher Singh) Sriganganagar (Rai.)

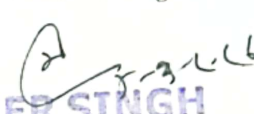
Advocate

Sriganganagar



Schedule-I
ANNEXURE - A

1. As per jamabandi samvat 2064-2067 Chak 24-DWD Teh.Rawatser
Distt.Hanumangarh,khata no.103/72 Pather No.158/415 Sq. No.16 killa No. 10 To 13,18
To 23 Total 2.0750. Hect.was in the name of Hansraj S/o Hetram By Propertior M/s
Saharan enterprises R/o rawatser His part 211279 Sq. Feet and Etc.
- 2.Copy of As per jamabandi samvat 2068-2071 Chak 24-DWD Teh.Rawatser
Distt.Hanumangarh,khata no.201/103 Pather No.158/415 Sq. No.16 killa No.
10,11,12/10 , 13/4,18/11,19/2,20,21/2,22/5,23/4 Total 1.8740. Hect.was in the name of
Hansraj S/o Hetram By Propertior M/s Saharan enterprises R/o rawatser .
- 3 Copy of .As per jamabandi samvat 2075-2078 Chak 24-DWD Teh.Rawatser
Distt.Hanumangarh,khata no.277/255 Pather No.158/415 Sq. No.16 killa No.
10,11,12/10 ,12/12,19/7,20, ,22/5,was in the name of Depesh Mittal S/o Nagar Mal
,Rajender Saharan S/o Hansraj ,Ramswarup S/o Hansraj ,Sanjay Kumar S/o Matram .
4. Copy of As per jamabandi samvat 2075-2078 Chak 24-DWD Teh.Rawatser
Distt.Hanumangarh,khata no.266/225 Pather No.158/415 Sq. No.16 killa No. 21/2,was
in the name of ,Rajender S/o kashiRam .
5. Copy of As per Mutation no 676 Chak 24 -DWD Teh.Rawtser
Distt.Hanumangarh,Pather No.158/415 Sq. No.16 killa No. 10(0.152Hec.),11(0.253 hect.)
20(0.253 Hect.) killa No.21/2(0.228 Hect.) 22/5(0.226 Hect.)Total 1.112 in Name Nager
Palika Rawatser Hanumangarh dated 09/10/2025
6. Copy of Later Nager Palika Rawatser Hanumangarh Passed order no 17737232
dated.2025 under Sec.90 A in Favour of Rajender Saharan,Ramsawrop S/o Hansraj
Saharan,rajender S/o KashiRam,Sajay kumar S/o MatRam ,Dipesh Mittal R/o
Rawatser Hanumangarh , Chak 24 -DWD Teh.Rawtser Distt.Hanumangarh,Pather
No.158/415 Sq. No.16 killa No. 10(0.152Hec.),11(0.253 hect.) 20(0.253 Hect.) killa
No.21/2(0.228 Hect.) 22/5(0.226 Hect.)Total 1.112
7. Copy of As per jamabandi samvat 2076-2079 Khata no 212/190 Chak 24 -DWD
Teh.Rawtser Distt.Hanumangarh,Pather No.158/415 Sq. No.16 killa No.
10(0.152Hec.),11(0.253 hect.) 20(0.253 Hect.) killa No.21/2(0.228 Hect.) 22/5(0.226
Hect.)Total 1.112 Hect.), Commercial Purpose was in the name of Nager
Parishad,Hanumangarh.


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ADVOCATE & NOTARY
Sri Ganganagar (Raj.)

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : RAWATSAR**

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 05-03-2026 3:51 PM

Fee Receipt No	: 202602298001186	Receipt Date	: 05/03/2026
Name	: SHER SINGH ADVOCATE, GANGANAGAR, RAJENDUR ETC	Document S. No.	: 202601298001164
Address	: RAWTSAR LAND CHAK 24 DWD		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 1300
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1300
		Total Amount	: ₹ 1300

Made of Payment (#Mode Number Amount #)
e-Gras Challan 119381320 ₹ 1300

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB REGISTRAR