

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

Fee Receipt

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

Print Date : 11-02-2026 5:22 PM

Fee Receipt No	: 202602277000531	Receipt Date	: 11/02/2026
Name	: VIJENDER KUMAR SHARMA ADVOCATE, IQBAL SINGH- RAJVEER SINGH S/O AJAYAB SINGH, RAJKARAN SINGH - RAVINDERMOHAN SINGH S/O IQBAL SINGH	Document S. No.	: 202601277000526
Address	: 20 BB II		
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	: ₹ 1400
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1400
From Year 2013 To Year 2026		Total Amount	: ₹ 1400

[Handwritten Signature]

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उप पंजियर्क
पदमपुर

Vijendar Kumar Sharma
ADVOCATE
Chamber No. 96, District Court Premises,
Hanumangarh Jn.



MOBILE : 94145 14622
Suncity Enclave,
Tibbi Road,
Hanumangarh Town.

Ref.

Date : 16.2.2026

Search Report & Title Certificate

Owner : Iqbal Singh & Rajveer Singh S/o Ajayab Singh,
Rajkaran Singh, Ravindra Mohan S/o Iqbal Singh
& Satwant Singh S/o Indrajeet Singh through
attorney Devendra Aggrawal S/o Manakchand
Aggrawal R/o 339, Gandhi Nagar, Hanumangarh
Jn. Tehsil & District Hanumangarh.

Project : **Central City Market**

Property : Agriculture land converted for Commercial
Purpose measuring 4.502 Hectare (45020 Square
Meter) situated at Chak 20 B.B.-II, M.No. 18
K.No. 1 to 3, 8 to 13, 18 to 22 each 0.253, K.No.
4, 7, 14, 17 each 0.115, K.No. 23/.184, M.No. 32
K.No. 1/.177, 2/1/.114, 2/2/.013, 3/.012 Tehsil
Padampur District Sriganganagar.


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The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udhyog Bhawan,
Tilak Marg, C-Scheme, Jaipur.

Dear Sir,

Sub :- Title Legal Opinion on investigation of Title (Search Report) certifying Non-Encumbrance of the Agriculture land converted for Commercial Purpose measuring 4.502 Hectare (45020 Square Meter) situated at Chak 20 B.B.-II, M.No. 18 K.No. 1 to 3, 8 to 13, 18 to 22 each 0.253, K.No. 4, 7, 14, 17 each 0.115, K.No. 23/.184, M.No. 32 K.No. 1/.177, 2/1/.114, 2/2/.013, 3/.012 Tehsil Padampur District Sriganganagar belonging to **Iqbal Singh & Rajveer Singh S/o Ajayab Singh, Rajkaran Singh, Ravindra Mohan S/o Iqbal Singh & Satwant Singh S/o Indrajeet Singh through attorney Devendra Aggrawal S/o Manakchand Aggrawal R/o 339, Gandhi Nagar, Hanumangarh Jn. Tehsil & District Hanumangarh.**

Project : Central City Market

I, **Vijendar Kumar Sharma Advocate**, has investigated the title of **Iqbal Singh & Rajveer Singh S/o Ajayab Singh, Rajkaran Singh, Ravindra Mohan S/o Iqbal Singh & Satwant Singh S/o Indrajeet Singh through attorney Devendra Aggrawal S/o Manakchand Aggrawal R/o 339, Gandhi Nagar, Hanumangarh Jn. Tehsil & District Hanumangarh** (name of the owner) to the immovable property Agriculture land converted for Commercial Purpose measuring 4.502 Hectare (45020 Square Meter) situated at Chak 20 B.B.-II, M.No. 18 K.No. 1 to 3, 8 to 13, 18 to 22 each 0.253, K.No. 4, 7, 14, 17 each 0.115, K.No. 23/.184, M.No. 32 K.No. 1/.177, 2/1/.114, 2/2/.013, 3/.012 Tehsil Padampur District Sriganganagar on the basis of the title deeds and other documents (more particularly described in Schedule I), Encumbrance Certificate, the discussion I had with the Owner, the Revenue Authorities and searches carried out by me in the **Office of the Sub-Registrar Padampur & DIG (Stamps) Sriganganagar**, inspecting of the records (relating to the litigation) in the Court/s which has jurisdiction over the said immovable property. My report on the title is as under :

1. **Description of the immovable properties :-**

All the piece and parcels of immovable property Agriculture land converted for Commercial Purpose measuring 4.502 Hectare (45020 Square Meter) situated at Chak 20 B.B.-II, M.No. 18 K.No. 1 to 3, 8 to 13, 18 to 22 each 0.253, K.No. 4, 7, 14, 17 each 0.115, K.No. 23/.184, M.No. 32 K.No. 1/.177, 2/1/.114, 2/2/.013, 3/.012 Tehsil Padampur District Sriganganagar and boundaries as under :-

On or towards East by	Agriculture Land
On or towards West by	Agriculture Land
On or towards North by	Agriculture Land
On or towards South by	Road

2. **History of title :-**

I have inspected the relevant record of the said property in the **Office of the Sub-Registrar Padampur & DIG (Stamps) Sriganganagar** for the last 13 years i.e. from


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- 2014 to 2026 and upto date. Inspection receipt no. 202602277000531 dated 11.2.2026 is enclosed herewith.
- # That, Agriculture land of Chak 20 B.B.-IInd, Khata No. 8/25 Total = 4.528 Hectare of Prakash Kaur, Indrajeet Singh, Satwant Singh as per Jamabandi Samvat 2072-75.
- # That, Agriculture land of Chak 20 B.B.-IInd, Khata No. 22/7 Total = 1.196 Hectare of Iqbal Singh, Rajveer Singh S/o Ajayab Singh, Rajkaran Singh & Ravindra Mohan S/o Iqbal Singh as per Jamabandi Samvat 2072-75.
- # That, Agriculture land converted for Commercial Purpose measuring 4.502 Hectare (45020 Square Meter) situated at Chak 20 B.B.-II, M.No. 18 K.No. 1 to 3, 8 to 13, 18 to 22 each 0.253, K.No. 4, 7, 14, 17 each 0.115, K.No. 23/.184, M.No. 32 K.No. 1/.177, 2/1/.114, 2/2/.013, 3/.012 Tehsil Padampur District Sriganganagar of **Municipal Board, Padampur** as per Jamabandi Samvat 2077-80.
- # Afterward, Agriculture land measuring 4.502 Hectare (45020 Square Meter) situated at Chak 20 B.B.-II, M.No. 18 K.No. 1 to 3, 8 to 13, 18 to 22 each 0.253, K.No. 4, 7, 14, 17 each 0.115, K.No. 23/.184, M.No. 32 K.No. 1/.177, 2/1/.114, 2/2/.013, 3/.012 Tehsil Padampur District Sriganganagar was converted for the purpose of Commercial use by the Executive Officer of Municipal Board Padampur vide his Order No. 44/39/16-17 dated 2.8.2017 in the name of **Iqbal Singh & Rajveer Singh S/o Ajayab Singh, Rajkaran Singh, Ravindra Mohan S/o Iqbal Singh & Amarjeet Kaur W/o Indrajeet Singh, Satwant Singh S/o Indrajeet Singh through attorney Devendra Aggrawal S/o Manakchand Aggrawal R/o 339, Gandhi Nagar, Hanumangarh Jn. Tehsil & District Hanumangarh.**

3. **Minor's Interest/HUF Property :-**

No

4. **Mutation in the name of the owner in revenue records :**

Yes

5. **Possession :**

Yes, the aforesaid property is in physical possession of the owner.

6. **Payment of municipal/local taxes/cess/development charges etc. :**

Yes

7. **Applicability of the Urban Land (Celling and Regulation) Act, 1976 (ULCRA) :**

The said property does not come under Urban Land (C & R) Act 1976.

8. **Searches :**

i) I have search the relevant records of the Agriculture land converted for Commercial Purpose measuring 4.502 Hectare (45020 Square Meter) situated at Chak 20 B.B.-II, M.No. 18 K.No. 1 to 3, 8 to 13, 18 to 22 each 0.253, K.No. 4, 7, 14, 17 each 0.115, K.No. 23/.184, M.No. 32 K.No. 1/.177, 2/1/.114, 2/2/.013, 3/.012 Tehsil Padampur District Sriganganagar in the **Office of the Sub-Registrar Padampur & DIG (Stamps) Sriganganagar** for the last 13 years (Search Receipt is enclosed) and found that the aforesaid property stands in the name of **Iqbal Singh & Rajveer Singh S/o Ajayab Singh, Rajkaran Singh, Ravindra Mohan S/o Iqbal Singh & Satwant Singh S/o Indrajeet Singh through attorney Devendra Aggrawal S/o Manakchand Aggrawal R/o 339, Gandhi Nagar, Hanumangarh Jn. Tehsil & District Hanumangarh.**

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ii) **Lispendence :**

There are no case pending regarding the aforesaid property in any court or in any office.

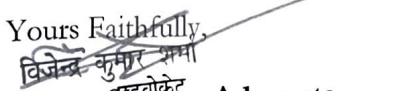
9. **Conclusion and recommendations :**

Keeping in view of the above it is to be certify that **Iqbal Singh & Rajveer Singh S/o Ajayab Singh, Rajkaran Singh, Ravindra Mohan S/o Iqbal Singh & Satwant Singh S/o Indrajeet Singh through attorney Devendra Aggrawal S/o Manakchand Aggrawal R/o 339, Gandhi Nagar, Hanumangarh Jn. Tehsil & District Hanumangarh** is owner of above property Agriculture land converted for Commercial Purpose measuring 4.502 Hectare (45020 Square Meter) situated at Chak 20 B.B.-II, M.No. 18 K.No. 1 to 3, 8 to 13, 18 to 22 each 0.253, K.No. 4, 7, 14, 17 each 0.115, K.No. 23/.184, M.No. 32 K.No. 1/.177, 2/1/.114, 2/2/.013, 3/.012 Tehsil Padampur District Sriganganagar.

10. **Certificate**

I certify that **Iqbal Singh & Rajveer Singh S/o Ajayab Singh, Rajkaran Singh, Ravindra Mohan S/o Iqbal Singh & Satwant Singh S/o Indrajeet Singh through attorney Devendra Aggrawal S/o Manakchand Aggrawal R/o 339, Gandhi Nagar, Hanumangarh Jn. Tehsil & District Hanumangarh** (name of owner) have valid, clear and marketable title to the immovable property stated above and is free from all encumbrances.

Yours Faithfully,


Vijendar Kumar Sharma Advocate
Hanumangarh

Vijendar Kumar Sharma
ADVOCATE
Chamber No. 96, District Court Premises,
Hanumangarh Jn.



MOBILE : 94145 14622
Suncity Enclave,
Tibbi Road,
Hanumangarh Town.

Schedule-I

1. Certified copy of Jamabandi Samvat 2072-75 of Chak 20 B.B.-II, Khata No. 8/25 in the name of Prakash Kaur, Indrajeet Singh, Satwant Singh.
2. Certified copy of Jamabandi Samvat 2072-75 of Chak 20 B.B.-II, Khata No. 22/7 in the name of Iqbal Singh, Rajveer Singh S/o Ajayab Singh, Rajkaran Singh & Ravindra Mohan S/o Iqbal Singh.
3. Certified copy of Jamabandi Samvat 2077-80 of Chak 20 B.B.-II Khata No. 183/8 in the name of **Municipal Board, Padampur.**
4. Photocopy of Conversion Order dated 2.8.2017 of Municipal Board, Padampur.
5. Photocopy of Letter No. 1782 dated 14.6.2017 of Senior Town Planner, Jaipur.
6. Photocopy of Letter No. 1977 dated 3.8.2017 of Senior Town Planner, Jaipur.
7. Photocopy of Empowered Committee Meeting proceeding dated 17.10.2017.
8. Photocopy of Death Certificate of Indrajeet Singh S/o Jangir Singh dated 15.7.2014.
9. Photocopy of Death Certificate of Amarjeet Kaur W/o Indrajeet Singh dated 8.8.2016.
10. Photocopy of Family Member Certificate dated 23.8.2016.
11. Photocopy of Relinquishment Deed executed by Prakash Kaur D/o Indrajeet Singh in favor of Satvant Singh S/o Indrajeet Singh dated 21.11.2016.
11. Photocopy of General Power of Attorney executed by Iqbal Singh, Rajveer Singh S/o Ajayab Singh, Rajkaran Singh & Ravindra Mohan S/o Iqbal Singh, Amarjeet Kaur, Satvant Singh in favor of Devendra Aggrawal.
12. Photocopy of Approved Layout Plan of **Central City Market.**

Yours Faithfully,

Vijendar Kumar Sharma Advocate
Hanumangarh
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