



Mob : 98299-89674

ANIRUDH KHALIYA

ADVOCATE

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

TITLE CUM SEARCH CERTIFICATE

OWNER- Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46,
Vridavan Vihar, Sri Ganganagar.

PROPERTY- Converted Residential land of Chak 4 A Chhoti, Tehsil & Distt.
Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763),
8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307),
17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307)
Total 1.8706 Hect.

Anirudh Khaliya

Advocate
Distt & Sessions Court, Sri Ganganagar

Mob-98299-89674

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

Dated : 17-09-2025

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 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total 1.8706 Hect. Belonging to Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar .

Dear Sir/Madam,

Project: GOKULAM PALM SECTOR-07

I, Anirudh Khaliya, Advocate has investigated the title of **Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar** (Name of the Owner) to the immovable property situated at **Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total 1.8706 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, Sri Ganganagar. My report on the title is as under:

PART-I DESCRIPTION OF THE PROPERTY:

Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total 1.8706 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 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total ²1.8706 Hect. was purchased by Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar from Sh. Gurdass Singh S/o Sh. Surender Singh, Jasvinder Kaur @ Jasmeet Kaur D/o Sh. Surender Singh, Smt. Paramjeet Kaur W/o Sh. Surender Singh, Rajvinder Kaur D/o Sh. Surender Singh, Sukhjinder Singh S/o Sh. Puran Singh, Jaspreet kaur W/o Sh. Manjeet Singh, Hardayal Singh S/o Sh. Harbansh Singh B/c Jat Sikh R/o 3 F Chhoti, Tehsil & Distt. Sri Ganganagar vide Sale-deed dated 23-12-2024, which was registered in the Office of Sub-Registrar, Sri Ganganagar in book no.1, vol.no.1765, page no.125, Sr.No.202403103113807 dated 23-12-2024.
- (2) Later-on the Agriculture land of Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total ³1.8706 Hect. was mutated in the name of Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar in Jamabandi Samvat 2073 to 2076.
- (3) Urban Improvement Trust, Sri Ganganagar passed an Order No.LU2012/SGN/2024-25/101282 dated 16.05.2025 Under Sec. 90-~~क~~ in favour of Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar regarding the land situated at Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total ⁴1.8706 Hect. was agriculture to residential purpose.
- (4) Urban Improvement Trust, Sri Ganganagar issued Order dated 08-09-2025 regarding Correct Name of Land Holder father is Sh. Satish Chander Goyal
- (5) As per latest Jamabandi Samvat 2073-2076 the converted land of at Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total ⁵1.8706 Hect. in the name of Urban Improvement Trust, Sri Ganganagar after Order of Sec 90-~~क~~
- (6) Since then Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar are continuing to be the owner of said property


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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 0109707798
Name of the Advocate	Anirudh Khaliya
Search Receipt Date	25-08-2025

PART IV: CERTIFICATE:

I further certify that Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar 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. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar is the full owner of converted land situated at Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total 1.8706 Hect.

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

Schedule-I

ANNEXURE-A

- (1) Photocopy of Sale-deed dated 23-12-2024, Regd. on 23-12-2024 executed by Sh. Gurdass Singh S/o Sh. Surender Singh, Jasvinder Kaur @ Jasmeet Kaur D/o Sh. Surender Singh, Smt. Paramjeet Kaur W/o Sh. Surender Singh, Rajvinder Kaur D/o Sh. Surender Singh, Sukhjinder Singh S/o Sh. Puran Singh, Jaspreet kaur W/o Sh. Manjeet Singh, Hardayal Singh S/o Sh. Harbansh Singh B/c Jat Sikh R/o 3 F Chhoti, Tehsil & Distt. Sri Ganganagar in favour of Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar
- (2) Photocopy of Jamabandi Samvat 2073 to 2076 the agriculture land of Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total 1.8706 Hect. in the name of Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar
- (3) Photocopy of Order No.LU2012/SGN/2024-25/101282 dated 16.05.2025 Under Sec. 90-क issued by Urban Improvement Trust, Sri Gangangar in favour of Sh. Varun Goyal S/o Sh. Satish Chander Goyal R/o H.No.46, Vridavan Vihar, Sri Ganganagar regarding converted the land of Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total 1.8706 Hect.
- (4) Photocopy of Order dated 08-09-2025 issued by Urban Improvement Trust, Sri Ganganagar regarding Correct Name of Land Holder father is Sh. Satish Chander Goyal.
- (5) Photocopy of latest Jamabandi Samvat 2073-2076 the converted land of Chak 4 A Chhoti, Tehsil & Distt. Sri Ganganagar, Sq.No.29, Kila No.6/2(0.0214), 7/1(0.1763), 8/1(0.1549), 13/2(0.2223), 14(0.253), 15/1(0.0307), 16/2(0.0307), 17(0.253), 18/1(0.2223), 23/2(0.2223), 24(0.253), 25/1(0.0307) Total 1.8706 Hect. in the name of Urban Improvement Trust, Sri Gangangar after Order of Sec 90-क
- (6) Photocopy of Proposed Layout Plan.


ANIRUDH KHALIYA
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Advocate



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0109707798



Payment Date: 25/08/2025 15:53:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SRI GANGANAGAR
Location: GANGANAGAR
Period: 25/08/2025-To-31/08/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रदियां	100.00
	Commision(-):	0.00
	Total/NetAmount:	100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ANIRUDH KHALIYA ADV.	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): SGNR(000000)
Address:SGNR	Remarks:VARUN GOYAL

Payment Details:

Bank: State Bank Of India	Challan No. - 0
Date: 25/08/2025 15:53:00	Bank CIN No: SBIN10970779825082025
	Refrence No: IK0DJJBX5

Computer generated copy on : 25/08/2025

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

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