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Subhash Chander Narang

Advocate

3J-2, Jawahar Nagar, Sri Ganganagar - 335001

***Search Report
and
Title Certificate***

Owner Ridhi Sidhi Home Developers Pvt. Ltd.,
through Directors Sh. Mukesh Shah and Sh. Suresh Shah
Ss/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave,
Sri Ganganagar.

Property Residential Converted Land, measuring 2.286 Hect. (22860 Sqm.),
situated in Killa No. 1 to 3, 8 to 13, 18 to 20, Sq. No. 56,
Chak 2-ML, Teh. & Distt. Sri Ganganagar

Dated: 04.01.2018

The Manager,
Real State Regulatory,
Nagar Niyojan Bhawan,
Near JDA, JIN Marg, JAIPUR

Dear Sir,

Sub : Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Residential Converted Land, measuring 2.286 Hect. (22860 Sqm.), situated in Killa No. 1 to 3, 8 to 13, 18 to 20, Sq. No. 56, Chak 2-ML, Teh. & Distt. Sri Ganganagar belonging to Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah and Sh. Suresh Shah Ss/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.

I, Subhash Chander Narang Advocate has investigated the title of Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah and Sh. Suresh Shah Ss/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar (name of the owner) to the immovable property Residential Converted Land, measuring 2.286 Hect. (22860 Sqm.), situated in Killa No. 1 to 3, 8 to 13, 18 to 20, Sq. No. 56, Chak 2-ML, Teh. & Distt. Sri Ganganagar on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificates, the discussion I had with the Owner, the Revenue Authorities and searches carried out by me in the Office of the Sub-Registrar, Sri Ganganagar, inspection 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 Residential Converted Land, measuring 2.286 Hect. (22860 Sqm.), situated in Killa No. 1 to 3, 8 to 13, 18 to 20, Sq. No. 56, Chak 2-ML, Teh. & Distt. Sri Ganganagar and bounded as under :

On or towards East by	As per map
On or towards West by	As per map
On or towards North by	As per map
On or towards South by	As per map



2. History of Title:

I have inspected the relevant record of the said property in the office of Sub Registrar Sri Ganganagar for the last 11 years i.e. from 2008 to 2018 and upto date. Inspection receipt no. 201802103000 **495** dt. 04.01.2018 is enclosed herewith.

- # That, agriculture land, measuring 0.632 Hect., situated in Killa No. 3, 8 (0.506 Hect.), Killa No. 13/1 (0.126 Hect.), Sq. No. 56, Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o 3-I-9, Jawahar Nagar, Sri Ganganagar** from Smt. Vidya Devi W/o Sh. Satya Prakash Goyal by caste Aggarwal R/o Sri Ganganagar vide Sale-Deed dated 13.04.2007, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 913, Page No. 154, Sr. No. 2007002017, dated 13.04.2007.
- # That, agriculture land, measuring 0.494 Hect., situated in Khata No. 75/73, Sq. No. 56, Killa No. 13/2 (0.127 Hect.), Killa No. 18 (0.253 Hect.), Killa No. 23 (0.114 Hect.) of Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o 3-I-9, Jawahar Nagar, Sri Ganganagar** from Smt. Vidya Devi W/o Sh. Satya Prakash Goyal by caste Aggarwal R/o Sri Ganganagar vide Sale-Deed dated 13.04.2007, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. **913**, Page No. **155**, Sr. No. **2007002018**, dated 13.04.2007.
- # That, agriculture land, measuring 0.114 Hect., situated in Khata No. 33/22, Killa No. 5, Sq. No. 56, Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o 3-I-9, Jawahar Nagar, Sri Ganganagar** from Sh. Chet Ram S/o Sh. Birbal Ram by caste Kumhar R/o Chak 2-ML, Teh. & Distt. Sri Ganganagar vide Sale-Deed dated 20.08.2008, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. **968**, Page No. **187**, Sr. No. **2008005367**, dated 20.08.2008.
- # That, agriculture land, measuring 1.062 Hect., situated in Khata No. 26/75, Sq. No. 56 (0.670 Hect.), Khata No. 45/71, Sq. No. 56, Killa No. 5 (0.139 Hect.), Killa No. 6 (0.253 Hect.), total 0.392 Hect., Grand Total 1.062 Hect. of Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o 3-I-9, Jawahar Nagar, Sri Ganganagar** from Smt. Neeru Garg W/o Sh. Dinesh Kumar by caste Aggarwal R/o 6 Vinoba Basti, Sri Ganganagar vide Sale-Deed dated 09.09.2008, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 972, Page No. 43, Sr. No. 2008006023, dated 11.09.2008.



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- # That, agriculture land, measuring 1.100 Hect., situated in Khata No. 25/75, Sq. No. 56 (0.341 Hect.), Khata No. 24/71, Sq. No. 56, Killa No. 1, 10, 11 (0.759 Hect.), of Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o 3-I-9, Jawahar Nagar, Sri Ganganagar** from Smt. Kaushalya Devi W/o Sh. Radhey Shyam Godara @ Radhey Shyam by caste Jaat R/o Ward No. 1, Purani Abadi, Sri Ganganagar vide Sale-Deed dated 30.07.2008, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 966 Page No. 19, Sr. No. 2002894799 dated 31.07.2008.
- # That, agriculture land, measuring 0.379 Hect., situated in Khata No. 87/12, Sq. No. 56 (0.379 Hect.) of Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar** from L. K. C. Andhavadhyalya through Manager Sh. Prem Chand Shamra S/o Sh. Ram Gopal Sharma by caste Brahmin R/o Sri Ganganagar vide Sale-Deed dated 17.10.2012, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 1130, Page No. 59, Sr. No. 2012008539, dated 18.10.2012.
- # That, agriculture land, measuring 0.210 Hect., situated in Khata No. 32/25, Sq. No. 56 (0.210 Hect.) of Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar** from Sh. Prem Chand Shamra S/o Sh. Ram Gopal Sharma by caste Brahmin R/o Jagdamba Andh Vadhyalaya Sri Ganganagar POA Holder of Sh. Raj Kumar, Sh. Rakesh Kumar Ss/o Sh. Pokhar Ram, Sushila D/o Sh. Pokhar Ram by caste Kumhar R/o 365-Head, Teh. Gharsana vide Sale-Deed dated 17.10.2012, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 1130, Page No. 60, Sr. No. 2012008540, dated 18.10.2012.
- # That, agriculture land, measuring 0.007 Hect., situated in Khata No. 32/25, Sq. No. 56 (0.007 Hect.) of Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar** from Sh. Neelkanth Prabhakar S/o Sh. Bakshi Ram Prabhakar by caste Prakhakar POA Holder of Sh. Bhagwana Ram, Sh. Chet Ram, Sh. Ram Pratap Ss/o Sh. Birbal Ram, Smt. Omi and Smt. Manohari Ds/o Sh. Birbal Ram by caste Kumhar R/o Chak 2-ML, Teh. & Distt. Sri Ganganagar vide Sale-Deed dated 06.12.2012, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 1151, Page No. 75, Sr. No. 2013000908, dated 11.01.2013.

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- # That, agriculture land, measuring 1.164 Hect., situated in Khata No. 32/25, Sq. No. 56, Killa No. 14, 17, 19 (0.759 Hect.), Killa No. 21/3 (0.0010 Hect.), Killa No. 22/1 (0.089 Hect.), Killa No. 24/2 (0.152 Hect.), total 0.658 Hect., Khata No. 31/23, Sq. No. 56, Killa No. 4, 7 (0.506 Hect.), Grand Total 1.164 Hect. of Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar** from Smt. Kaushalya Devi W/o Sh. Bahadur Singh by caste Jaat R/o Purani Abadi, Sri Ganganagar vide Sale-Deed dated 31.01.2014, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 1236, Page No. 191, Sr. No. 2014000840, dated 31.01.2014.
- # That, later on the aforesaid agriculture land measuring 5.162 Hect., situated in Sq. No. 56 of Chak 2-ML, Teh. & Distt. Sri Ganganagar was mutated in the name of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar** in revenue record Jamabandi Svt. 2067-2070, vide Intkal No. 741, dated 20.02.2014 and Intkal No. 656, dated 20.10.2012.
- # That, later on **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar** approach to the UIT, Sri Ganganagar regarding converted the aforesaid agriculture land measuring 5.103 Hect., of Sq. No. 56, Killa No. 1 to 17 (4.301 Hect.), Killa No. 18/1 (0.181 Hect.), Killa No. 19/1 (0.128 Hect.), Killa No. 20/1 (0.128 Hect.), Killa No. 23/2 (0.049 Hect.), Killa No. 24/2 (0.152 Hect.), Killa No. 25/2 (0.164 Hect.) of Chak 2-ML, Teh. & Distt. Sri Ganganagar for the residential purpose and the title of the land was submitted and surrendered to the UIT, Sri Ganganagar and the said land was transfer in the name of UIT, Sri Ganganagar in revenue record Jamabandi Svt. 2067-2070, vide Intkal No. 830, 831, 832, dated 20.11.2017.
- # That, after completion the necessary formalities, UIT, Sri Ganganagar converted the aforesaid agriculture land measuring 2.286 Hect., of Sq. No. 56, Killa No. 1, 2, 9, 10, 11, 12 (1.518 Hect.), Killa No. 3, 8, 13 (0.438 Hect.), Killa No. 19, 20 (0.256 Hect.), Killa No. 18 (0.074 Hect.), of Chak 2-ML, Teh. & Distt. Sri Ganganagar, under section 90(A) of Rajasthan Land Revenue Act, 1956, vide his order no. AO/UIT/90A/2017-18/189 on dated 31.10.2017, in the name of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah and Sh. Suresh Shah Ss/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**

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

No

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4. **Mutation of 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 (Ceiling and Regulation) Act, 1976 (ULCRA):**

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

8. **Searches :**

i) **Searches in the Office of Sub-Registrar of Assurance:**

I have search the relevant record of the **Residential Converted Land, measuring 2.286 Hect. (22860 Sqm.), situated in Killa No. 1 to 3, 8 to 13, 18 to 20, Sq. No. 56, Chak 2-ML, Teh. & Distt. Sri Ganganagar** in the office of Sub Registrar, Sri Ganganagar for the last 09 years (Search Receipt enclosed) and found that the aforesaid property stands in the name of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah and Sh. Suresh Shah Ss/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**

ii) **Lispendens :**

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

9. **Conclusion and Recommendations:**

Keeping in few of the above it is to be certify that **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah and Sh. Suresh Shah Ss/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar, is full owner above said property Residential Converted Land, measuring 2.286 Hect. (22860 Sqm.), situated in Killa No. 1 to 3, 8 to 13, 18 to 20, Sq. No. 56, Chak 2-ML, Teh. & Distt. Sri Ganganagar.**

Subhash Chander Narang

Advocate

Mobile: 9414087704

9929992347

3-J-2, Jawahar Nagar

SRIGANGANAGAR-335001

Email : advscnarang@rediffmail.com

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10. Certificate

I certify that **Ridhi Sidhi Home Developers Pvt. Ltd.**, through Directors **Sh. Mukesh Shah and Sh. Suresh Shah** Ss/o **Sh. Shiv Prasad Shah** R/o **RS-8, Ridhi Sidhi Enclave, Sri Ganganagar**, (name of owner) has a valid, clear and marketable title to the immovable property stated above and is free from all encumbrances.

Subhash Chander Narang

Advocate

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Schedule – I

ANNEXURE 'A'

1. Photocopy of Sale-deed dated 13.04.2007, regd. on 13.04.2007, executed by Smt. Vidya Devi W/o Sh. Satya Prakash Goyal in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
2. Photocopy of Sale-deed dated 13.04.2007, regd. on 13.04.2007, executed by Smt. Vidya Devi W/o Sh. Satya Prakash Goyal in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
3. Photocopy of Sale-deed dated 20.08.2008, regd. on 20.08.2008, executed by Sh. Chet Ram S/o Sh. Birbal Ram in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
4. Photocopy of Sale-deed dated 09.09.2008, regd. on 11.09.2008, executed by Smt. Neeru Garg W/o Sh. Dinesh Kumar in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
5. Photocopy of Sale-deed dated 30.07.2008, regd. on 31.07.2008, executed by Smt. Kaushalya Devi W/o Sh. Radhey Ram Godara in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
6. Photocopy of Sale-deed dated 17.10.2012, regd. on 18.10.2012, executed by LKC Andhvadhyalaya through Manager Sh. Prem Chand Sharma S/o Sh. Ram Gopal Sharma in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
7. Photocopy of Sale-deed dated 17.10.2012, regd. on 18.10.2012, executed by Sh. Prem Chand Sharma S/o Sh. Ram Gopal as a POA Holder Sh. Raj Kumar, Sh. Rakesh Kumar Ss/o Sh. Pokhar Ram and Smt. Sushila D/o Sh. Pokhar Ram in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**

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8. Photocopy of Sale-deed dated 06.12.2012, regd. on 11.01.2013, executed by Sh. Neelkanth Prabhakar POA Holder of Sh. Bhagwana Ram, Sh. Chet Ram and Sh. Ram Pratap Ss/o Sh. Birbal Ram and Smt. Omi and Smt. Manohari Ds/o Sh. Birbal Ram in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
9. Photocopy of Sale-deed dated 31.01.2014, regd. on 31.01.2014, executed by Smt. Kaushlaya Devi W/o Sh. Bhadar Singh in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
10. Certified copy of Jamabandi for Svt. 2067-2070, Khata No. 31/23, Khata No. 32/25, Khata No. 87/12 and Khata No. 110/33,36 Sq. No. 56 of Chak 2-ML, Teh. Sri Ganganagar in the name of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
11. Photocopy of Conversion Order No. AU/UIT/90A/2017-18/189, dated 31.10.2017 issued by UIT, Sri Ganganagar in the name of **Ridhi Sidhi Home Developers Pvt. Ltd., through Directors Sh. Mukesh Shah and Sh. Suresh Shah Ss/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
12. Photocopy of Lay Out Plan of Sq. No. 56, Chak 2-ML, Teh. Sri Ganganagar.



Subhash Chander Narang

Advocate

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

Fee Receipt

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

Print Date : 04-01-2018 11:43 AM

Fee Receipt No	: 201802103000495	Receipt Date	: 04/01/2018
Name	: ADV. SUBHASH CHANDER NARANG, M/S RIDHI SIDHI HOME DEVELOPERS PVT LTD	Document S. No.	: 201801103000503
Address	: SGNR RESIDENTIAL LAND 2..286 HECT.		
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	: ₹ 550
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 550
From Year 2008 To Year 2018		Total Amount	: ₹ 550

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1104191801506 ₹ 550

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

मिला प्रजीयन अभिलेखागार
SUB-REGISTRAR
गंगानगर (राज.)

Dated: 04.01.2018

The Manager,
Real State Regulatory,
Nagar Niyojan Bhawan,
Near JDA, JIN Marg, JAIPUR

Dear Sir,

Sub : Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Residential Converted Land, measuring 0.633 Hect. (6330 Sqm.), situated in Killa No. 3, 8, 13/2, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar belonging to Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan) R/o Chak 3-Y, Teh. & Distt. Sri Ganganagar.

I, Subhash Chander Narang Advocate has investigated the title of Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan) R/o Chak 3-Y, Teh. & Distt. Sri Ganganagar (name of the owner) to the immovable property Residential Converted Land, measuring 0.633 Hect. (6330 Sqm.), situated in Killa No. 3, 8, 13/2, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificates, the discussion I had with the Owner, the Revenue Authorities and searches carried out by me in the Office of the Sub-Registrar, Sri Ganganagar, inspection 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 Residential Converted Land, measuring 0.633 Hect. (6330 Sqm.), situated in Killa No. 3, 8, 13/2, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar and bounded as under :

On or towards East by	As per map
On or towards West by	As per map
On or towards North by	As per map
On or towards South by	As per map


Subhash Chander Narang
Advocate

2. History of Title:

I have inspected the relevant record of the said property in the office of Sub Registrar Sri Ganganagar for the last 09 years i.e. from 2011 to 2018 and upto date. Inspection receipt no. 201802103000 *499* dt. 04.01.2018 is enclosed herewith.

That, agriculture land measuring 0.633 Hect., situated in Khata No. 54/41, Sq. No. 55, Killa No. 3, 8, 13/2 of Chak 2-ML, Teh. & Distt. Sri Ganganagar was stands in the name of Sh. Baje Ram S/o Sh. Chhaju Ram by caste Dhanak (Harijan) R/o Bapu Nagar, Sri Ganganagar in revenue record Jamabandi Svt. 2063-2066.

That, later on Sh. Baje Ram S/o Sh. Chhaju Ram by caste Dhanak (Harijan) R/o Bapu Nagar, Sri Ganganagar execute a WILL regarding the aforesaid agriculture land, measuring 0.633 Hect., situated in Khata No. 68/54, Sq. No. 55, Killa No. 3, 8, 13/2 of Chak 2-ML, Teh. & Distt. Sri Ganganagar in favour of Sh. Babu Lal S/o Sh. Baje Ram by caste Dhanak R/o Indira Colony, Sri Ganganagar and the aforesaid land was mutated in the name of Sh. Babu Lal S/o Sh. Baje Ram in revenue record Jamabandi for Svt. 2067-2070, vide Intkal No. 605, dated 14.02.2011.

That, later agriculture land, measuring 0.633 Hect., situated in Khata No. 68/54, Sq. No. 55, Killa No. 3, 8, 13/2 of Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan) R/o Chak 1-Y, Teh. & Distt. Sri Ganganagar** from Sh. Babu Lal S/o Sh. Baje Ram by caste Dhanak R/o Indira Colony, Sri Ganganagar vide Sale-Deed dated 25.02.2011, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 1049, Page No. 69, Sr. No. 2011001288, dated 25.02.2011.

That, later on the aforesaid agriculture land measuring 0.633 Hect., situated in Khata No. 68/54, Sq. No. 55, Killa No. 3, 8, 13/2 of Chak 2-ML, Teh. & Distt. Sri Ganganagar was mutated in the name of Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan) R/o Chak 1-Y, Teh. & Distt. Sri Ganganagar in revenue record Jamabandi Svt. 2067-2070, vide Intkal No. 612, dated 06.04.2011.

That, later on Sh. Budh Ram S/o Sh. Kalu Ram approach to the UIT, Sri Ganganagar regarding converted the aforesaid agriculture land for the residential purpose and the title of the land was submitted and surrendered to the UIT, Sri Ganganagar and the said land was transfer in the name of UIT, Sri Ganganagar in revenue record Jamabandi Svt. 2067-2070, vide Intkal No. 834, dated 20.11.2017.

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That, after completion the necessary formalities, UIT, Sri Ganganagar converted the aforesaid agriculture land measuring 0.633 Hect., situated in Khata No. 68/54, Sq. No. 55, Killa No. 3, 8 (each 0.253 Hect.), Killa No. 13/2 (0.127 Hect.) of Chak 2-ML, Teh. & Distt. Sri Ganganagar under section 90(A) of Rajasthan Land Revenue Act, 1956, vide his order no. AO/UIT/90A/2017-18/160 on dated 23.10.2017, in the name of **Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan) R/o Chak 3-Y, Teh. & Distt. Sri Ganganagar.**

3. Minor's Interest / HUF Property :

No

4. Mutation of 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 (Ceiling and Regulation) Act, 1976 (ULCRA):

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

8. Searches :

i) Searches in the Office of Sub-Registrar of Assurance:

I have search the relevant record of the **Residential Converted Land, measuring 0.633 Hect. (6330 Sqm.), situated in Killa No. 3, 8, 13/2, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar** in the office of Sub Registrar, Sri Ganganagar for the last 09 years (Search Receipt enclosed) and found that the aforesaid property stands in the name of **Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan) R/o Chak 3-Y, Teh. & Distt. Sri Ganganagar.**

ii) Lispendens :

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


Subhash Chander Narang
Advocate

9. Conclusion and Recommendations:

Keeping in few of the above it is to be certify that **Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan) R/o Chak 3-Y, Teh. & Distt. Sri Ganganagar**, is full owner above said property **Residential Converted Land, measuring 0.633 Hect. (6330 Sqm.)**, situated in **Killa No. 3, 8, 13/2, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar**.

10. Certificate

I certify that **Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan) R/o Chak 3-Y, Teh. & Distt. Sri Ganganagar**, (name of owner) has a valid, clear and marketable title to the immovable property stated above and is free from all encumbrances.


Subhash Chander Narang

Advocate

Subhash Chander Narang
Advocate

- 5 -

Schedule - I

ANNEXURE 'A'

1. Copy of Jamabandi for Svt. 2063-2066, Khata No. 54/41, Sq. No. 55 (0.633 Hect.) of Chak 2-ML, Teh. Sri Ganganagar in the name of Sh. Baje Ram S/o Sh. Chhaju Ram
2. Photocopy of Sale-deed dated 25.02.2011, regd. on 25.02.2011, executed by Sh. Babu Lal S/o Sh. Baje Ram by caste Dhanak R/o Indira Colony, Sri Ganganagar in favour of Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan) R/o Chak 1-Y, Teh. & Distt. Sri Ganganagar.
3. Certified copy of Jamabandi for Svt. 2067-2070, Khata No. 68/54, Sq. No. 55 (0.633 Hect.) of Chak 2-ML, Teh. Sri Ganganagar in the name of Sh. Budh Ram S/o Sh. Kalu Ram.
4. Photocopy of Conversion Order No. AU/UIT/90A/2017-18/160, dated 23.10.2017 issued by UIT, Sri Ganganagar in the name of Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan) R/o Chak 1-Y, Teh. & Distt. Sri Ganganagar.
5. Photocopy of Lay Out Plan of Sq. No. 55, Chak 2-ML, Teh. Sri Ganganagar.


Subhash Chander Narang
Advocate

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

Fee Receipt

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

Print Date : 04-01-2018 11:53 AM

Fee Receipt No	: 201802103000499	Receipt Date	: 04/01/2018
Name	: ADV. SUBHASH CHANDER NARANG, SH BHUDH RAM	Document S. No.	: 201801103000507
Address	: SGNR		
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	: ₹ 400
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 400
From Year 2011 To Year 2018		Total Amount	: ₹ 400

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1104141801449 ₹ 400

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR



जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26(बी)
(देखिये नियम 153 ए)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- 2 ML
पटवार हल्का :- 2 ML
भू.अभि.नि.क्षेत्र :- श्रीगंगानगर
तहसील :- श्रीगंगानगर
जिला :- श्रीगंगानगर
काश्तकार का नाम/पिता का नाम
जाति निवास के पते सहित :-
सम्बत :- 2063 - 2066
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 54
खाता संख्या पुराना :- 41
बाजेराम पुत्र छाजूराम जाति
धानक (हरिजन) बापूनगर
श्रीगंगानगर

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
प.न. 0						
मु.न. 55						
कि.न. 3	0.2530	नहरी	0.2530	2.40		
8	0.2530	नहरी	0.2530	2.40		
13/2	0.1270	नहरी	0.1270	1.21		
कुल किता :3		भूमि प्रकार के अनुसार क्षेत्रफल				
		नहरी	0.6330	6.01		
कुल किता :3	0.6330	भूमि प्रकार के अनु.क्षे. 6.01				
	नहरी	0.6330	6.01			

यह प्रपत्र केवल प्रार्थी की जानकारी के लिये है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

प्रतिलिपि जारी करने की तिथि 04/01/2018

NIC



Mobile: 9414087704

9929992347

Email : advscnarang@rediffmail.com

Subhash Chander Narang

Advocate

3J-2, Jawahar Nagar, Sri Ganganagar - 335001

***Search Report
and
Title Certificate***

Owner Sh. Budh Ram S/o Sh. Kalu Ram by caste Sargra (Harijan)
R/o Chak 3-Y, Teh. & Distt. Sri Ganganagar

Property Residential Converted Land, measuring 0.633 Hect. (6330 Sqm.),
situated in Killa No. 3, 8, 13/2, Sq. No. 55, Chak 2-ML,
Teh. & Distt. Sri Ganganagar

☎ Mobile: 9414087704
9929992347
Email : advscnarang@rediffmail.com

Subhash Chander Narang
Advocate

3J-2, Jawahar Nagar, Sri Ganganagar - 335001

***Search Report
and
Title Certificate***

Owner Sh. Jai Singh S/o Sh. Fakir Singh

R/o Chak 7-E Chhoti (Birthaliyanwali),

Teh. & Distt. Sri Ganganagar

Property Residential Converted Land, measuring 2.214 Hect. (22140 Sqm.),
situated in Killa No. 4 to 7, 14 to 17, 24, 25, Sq. No. 55, Chak 2-ML,
Teh. & Distt. Sri Ganganagar

Dated: 04.01.2018

The Manager,
Real State Regulatory,
Nagar Niyojan Bhawan,
Near JDA, JIN Marg, JAIPUR

Dear Sir,

Sub : Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Residential Converted Land, measuring 2.214 Hect. (22140 Sqm.), situated in Killa No. 4 to 7, 14 to 17, 24, 25, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar belonging to Sh. Jai Singh S/o Sh. Fakir Singh R/o Chak 7-E Chhoti (Birthaliyanwali), Teh. & Distt. Sri Ganganagar.

I, Subhash Chander Narang Advocate has investigated the title of Sh. Jai Singh S/o Sh. Fakir Singh R/o Chak 7-E Chhoti (Birthaliyanwali), Teh. & Distt. Sri Ganganagar (name of the owner) to the immovable property Residential Converted Land, measuring 2.214 Hect. (22140 Sqm.), situated in Killa No. 4 to 7, 14 to 17, 24, 25, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificates, the discussion I had with the Owner, the Revenue Authorities and searches carried out by me in the Office of the Sub-Registrar, Sri Ganganagar, inspection 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 Residential Converted Land, measuring 2.214 Hect. (22140 Sqm.), situated in Killa No. 4 to 7, 14 to 17, 24, 25, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar and bounded as under :

On or towards East by	As per map
On or towards West by	As per map
On or towards North by	As per map
On or towards South by	As per map

2. History of Title:

I have inspected the relevant record of the said property in the office of Sub Registrar Sri Ganganagar for the last 09 years i.e. from 2011 to 2018 and upto date. Inspection receipt no. 201802103000497 dt. 04.01.2018 is enclosed herewith.

That, agriculture land measuring 2.214 Hect., situated in Khata No. 29/19, Sq. No. 55, Killa No. 4 to 7, 14 to 17, 24/1, 25/1 of Chak 2-ML, Teh. & Distt. Sri Ganganagar was purchased by **Sh. Jai Singh Meghwal S/o Sh. Fakir Singh Meghwal by caste Meghwal R/o Ward No. 9, Chak 5-E Chhoti, Gram Panchayat 4-ML, Teh. & Distt. Sri Ganganagar** as a Director Sri Ganganagar Colonizers Pvt. Ltd., Sri Ganganagar from **Sh. Kesra Ram S/o Sh. Kana Ram by caste Meghwal R/o Chak 11-LNP, Teh. & Distt. Sri Ganganagar** vide Sale-Deed dated 17.11.2011, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 1082, Page No. 59, Sr. No. 2011007878, dated 17.11.2011.

That, later on the aforesaid agriculture land measuring 2.214 Hect., situated in Khata No. 29/19, Sq. No. 55, Killa No. 4 to 7, 14 to 17, 24/1, 25/1 of Chak 2-ML, Teh. & Distt. Sri Ganganagar was mutated in the name of **Sh. Jai Singh S/o Sh. Fakir Singh** in revenue record Jamabandi Svt. 2067-2070, vide Intkal No. 644, dated 20.06.2012.

That, later on **Sh. Jai Singh S/o Sh. Fakir Singh** approach to the UIT, Sri Ganganagar regarding converted the aforesaid agriculture land for the residential purpose and the title of the land was submitted and surrendered to the UIT, Sri Ganganagar and the said land was transfer in the name of UIT, Sri Ganganagar in revenue record Jamabandi Svt. 2067-2070, vide Intkal No. 833, dated 20.11.2017.

That, after completion the necessary formalities, UIT, Sri Ganganagar converted the aforesaid agriculture land, measuring 2.214 Hect., situated in Killa No. 4, 5, 6, 7, 14, 15, 16, 17 (each measuring 0.253 Hect.), Killa No. 24 (0.101 Hect.), Killa No. 25 (0.089 Hect.) of Sq. No. 55, Chak 2-ML, Teh. Sri Ganganagar under section 90(A) of Rajasthan Land Revenue Act, 1956, vide his order no. AO/UIT/90A/2017-18/189 on dated 31.10.2017, in the name of **Sh. Jai Singh S/o Sh. Fakir Singh R/o Chak 7-E Chhoti (Birthaliyanwali), Teh. & Distt. Sri Ganganagar.**

3. Minor's Interest / HUF Property :

No

- 3 -

4. **Mutation of 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 (Ceiling and Regulation) Act, 1976 (ULCRA):**

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

8. **Searches :**

i) **Searches in the Office of Sub-Registrar of Assurance:**

I have search the relevant record of the **Residential Converted Land, measuring 2.214 Hect. (22140 Sqm.), situated in Killa No. 4 to 7, 14 to 17, 24, 25, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar** in the office of Sub Registrar, Sri Ganganagar for the last 09 years (Search Receipt enclosed) and found that the aforesaid property stands in the name of **Sh. Jai Singh S/o Sh. Fakir Singh R/o Chak 7-E Chhoti (Birthaliyanwali), Teh. & Distt. Sri Ganganagar.**

ii) **Lispendens :**

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

9. **Conclusion and Recommendations:**

Keeping in few of the above it is to be certify that **Sh. Jai Singh S/o Sh. Fakir Singh R/o Chak 7-E Chhoti (Birthaliyanwali), Teh. & Distt. Sri Ganganagar**, is full owner above said property **Residential Converted Land, measuring 2.214 Hect. (22140 Sqm.), situated in Killa No. 4 to 7, 14 to 17, 24, 25, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar.**


Subhash Chander Narang
Advocate

Subhash Chander Narang

Advocate

Mobile: 9414087704

9929992347

3-J-2, Jawahar Nagar

SRIGANGANAGAR-335001

Email : advscnarang@rediffmail.com

- 4 -

10. Certificate

I certify that **Sh. Jai Singh S/o Sh. Fakir Singh R/o Chak 7-E Chhoti (Birthaliyanwali), Teh. & Distt. Sri Ganganagar**, (name of owner) has a valid, clear and marketable title to the immovable property stated above and is free from all encumbrances.



Subhash Chander Narang

Advocate

Subhash Chander Narang
Advocate

- 5 -

Schedule – I

ANNEXURE 'A'

1. Copy of Jamabandi for Svt. 2063-2066, Khata No. 19/83, Sq. No. 55 (2.214 Hect.) of Chak 2-ML, Teh. Sri Ganganagar in the name of Sh. Kesra Ram S/o Sh. Kana Ram.
2. Photocopy of Sale-deed dated 17.11.2011, regd. on 17.11.2011, executed by Sh. Kesra Ram S/o Sh. Kana Ram by caste Meghwal R/o Chak 11-LNP, Teh. Sri Ganganagar in favour of **Sh. Jai Singh Meghwal S/o Sh. Fakir Singh Meghwal R/o Chak 7-E Chhoti (Birthaliyanwali), Teh. & Distt. Sri Ganganagar.**
3. Certified copy of Jamabandi for Svt. 2067-2070, Khata No. 29/19, Sq. No. 55 (2.214 Hect.) of Chak 2-ML, Teh. Sri Ganganagar in the name of **Sh. Jai Singh S/o Sh. Fakir Singh.**
4. Photocopy of Conversion Order No. AU/UIT/90A/2017-18/189, dated 31.10.2017 issued by UIT, Sri Ganganagar in the name of **Sh. Jai Singh S/o Sh. Fakir Singh R/o Chak 7-E Chhoti (Birthaliyanwali), Teh. & Distt. Sri Ganganagar.**
5. Photocopy of Lay Out Plan of Sq. No. 55, Chak 2-ML, Teh. Sri Ganganagar.


Subhash Chander Narang
Advocate

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

Fee Receipt

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

Print Date : 04-01-2018 11:51 AM

Fee Receipt No	: 201802103000497	Receipt Date	: 04/01/2018
Name	: ADV. SUBHASH CHANDER NARANG, Sh Jai Singh	Document S. No.	: 201801103000506
Address	: SGNR		
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	: ₹ 400
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 400
From Year 2011 To Year 2018		Total Amount	: ₹ 400

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1104141801456 ₹ 400

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt


SUB-REGISTRAR
गंगानगर (राज.)



Mobile: 9414087704
9929992347

Email : advscnarang@rediffmail.com

Subhash Chander Narang

Advocate

3J-2, Jawahar Nagar, Sri Ganganagar - 335001

Search Report and Title Certificate

Owner

Ridhi Sidhi Home Developers Pvt. Ltd.,

through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah

R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar

Property

Residential Converted Land, measuring 2.493 Hect. (24930 Sqm.),

situated in Killa No. 1, 2, 9 to 13, 18 to 20, 22, 23, Sq. No. 55,

Chak 2-ML, Teh. & Distt. Sri Ganganagar

Dated: 04.01.2018

The Manager,
Real State Regulatory,
Nagar Niyojan Bhawan,
Near JDA, JIN Marg, JAIPUR

Dear Sir,

Sub : Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Residential Converted Land, measuring 2.493 Hect. (24930 Sqm.), situated in Killa No. 1, 2, 9 to 13, 18 to 20, 22, 23, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar belonging to Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.

I, Subhash Chander Narang Advocate has investigated the title of Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar (name of the owner) to the immovable property Residential Converted Land, measuring 2.493 Hect. (24930 Sqm.), situated in Killa No. 1, 2, 9 to 13, 18 to 20, 22, 23, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificates, the discussion I had with the Owner, the Revenue Authorities and searches carried out by me in the Office of the Sub-Registrar, Sri Ganganagar, inspection 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 Residential Converted Land, measuring 2.493 Hect. (24930 Sqm.), situated in Killa No. 1, 2, 9 to 13, 18 to 20, 22, 23, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar and bounded as under :

On or towards East by	As per map
On or towards West by	As per map
On or towards North by	As per map
On or towards South by	As per map


Subhash Chander Narang
Advocate

2. History of Title:

I have inspected the relevant record of the said property in the office of Sub Registrar Sri Ganganagar for the last 09 years i.e. from 2011 to 2018 and upto date. Inspection receipt no. 201802103000 dt. 04.01.2018 is enclosed herewith.

- # That, agriculture land measuring 5.653 Hect., situated in Khata No. 6/5, Sq. No. 41, Killa No. 5/2, 8, 13, 14, 17, 18, 23, 24, 25/1 (2.024 Hect.), Sq. No. 46, Killa No. 16, 17, 18 (0.759 Hect.), Sq. No. 55, Killa No. 1, 2, 9 to 12, 13/1, 18 to 20, 21/1, 22/1, 23/1 (2.871 Hect.) of Chak 2-ML, Teh. & Distt. Sri Ganganagar was stands in the name of Sh. Ashwani Kumar S/o Sh. Kishan Lal by caste Maheshwari R/o Sri Ganganagar in revenue record Jamabandi Svt. 2063-2066.
- # That, later on Sh. Ashwani Kumar S/o Sh. Kishan Lal by caste Maheshwari R/o Meera Marg, Sector No. 4, Jawahar Nagar Sri Ganganagar sold his agriculture land, measuring 0.442 Hect., situated in Killa No. 21/1 (0.139 Hect.), Killa No. 22/1 (0.164 Hect.), Killa No. 23/1 (0.139 Hect.), Khata No. 6/5, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar to **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar** vide Sale-Deed dated 20.01.2011, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 1044, Page No. 130, Sr. No. 2011000349, dated 20.01.2011.
- # That, later on Sh. Ashwani Kumar S/o Sh. Kishan Lal by caste Maheshwari R/o Meera Marg, Sector No. 4, Jawahar Nagar Sri Ganganagar sold his agriculture land, measuring 2.303 Hect., situated in Killa No. 1 (0.228 Hect.), Killa No. 2, 9 (0.506 Hect.), Killa No. 10, 11 (0.456 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 13/1 (0.126 Hect.), Killa No. 18, 19 (0.506 Hect.), Killa No. 20 (0.228 Hect.), Khata No. 6/5, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar to **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar** vide Sale-Deed dated 20.01.2011, which was duly registered in the office of Sub-Registrar, Sri Ganganagar in Book No. 1, Vol. No. 1044, Page No. 131, Sr. No. 2011000350, dated 20.01.2011.
- # That, later on the aforesaid agriculture land measuring 2.745 Hect., situated in Khata No. 12/6, Sq. No. 55, Killa No. 1 (0.228 Hect.), Killa No. 2, 9 (0.506 Hect.), Killa No. 10 (0.228 Hect.), Killa No. 11 (0.228 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 13/1 (0.126 Hect.), Killa No. 18, 19 (0.506 Hect.), Killa No. 20 (0.228 Hect.), Killa No. 21/1 (0.139 Hect.), Killa No. 22/1 (0.164 Hect.), Killa No. 23/1 (0.139 Hect.) of Chak 2-ML, Teh. & Distt. Sri Ganganagar was mutated in the name of **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar** in revenue record Jamabandi Svt. 2067-2070, vide Intkal No. 606, dated 07.03.2011.

- # That, later on **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar** approach to the UIT, Sri Ganganagar regarding converted the aforesaid agriculture land measuring 2.493 Hect., of Sq. No. 55, Killa No. 1 (0.228 Hect.), Killa No. 2, 9 (0.506 Hect.), Killa No. 10 (0.228 Hect.), Killa No. 11 (0.228 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 13 (0.126 Hect.), Killa No. 18, 19 (0.506 Hect.), Killa No. 20 (0.115 Hect.), Killa No. 22 (0.164 Hect.), Killa No. 23 (0.139 Hect.) of Chak 2-ML, Teh. & Distt. Sri Ganganagar for the residential purpose and the title of the land was submitted and surrendered to the UIT, Sri Ganganagar and the said land was transfer in the name of UIT, Sri Ganganagar in revenue record Jamabandi Svt. 2067-2070, vide Intkal No. 833, dated 20.11.2017.
- # That, after completion the necessary formalities, UIT, Sri Ganganagar converted the aforesaid agriculture land measuring 2.493 Hect., of Sq. No. 55, Killa No. 1 (0.228 Hect.), Killa No. 2, 9 (0.506 Hect.), Killa No. 10 (0.228 Hect.), Killa No. 11 (0.228 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 13 (0.126 Hect.), Killa No. 18, 19 (0.506 Hect.), Killa No. 20 (0.115 Hect.), Killa No. 22 (0.164 Hect.), Killa No. 23 (0.139 Hect.) of Chak 2-ML, Teh. & Distt. Sri Ganganagar, under section 90(A) of Rajasthan Land Revenue Act, 1956, vide his order no. AO/UIT/90A/2017-18/165 on dated 23.10.2017, in the name of **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**

3. Minor's Interest / HUF Property :

No

4. Mutation of 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 (Ceiling and Regulation) Act, 1976 (ULCRA):

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



8. Searches :

i) Searches in the Office of Sub-Registrar of Assurance:

I have search the relevant record of the **Residential Converted Land, measuring 2.493 Hect. (24930 Sqm.), situated in Killa No. 1, 2, 9 to 13, 18 to 20, 22, 23, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar** in the office of Sub Registrar, Sri Ganganagar for the last 09 years (Search Receipt enclosed) and found that the aforesaid property stands in the name of **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**

ii) Lispendens :

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

9. Conclusion and Recommendations:

Keeping in few of the above it is to be certify that **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar, is full owner above said property Residential Converted Land, measuring 2.493 Hect. (24930 Sqm.), situated in Killa No. 1, 2, 9 to 13, 18 to 20, 22, 23, Sq. No. 55, Chak 2-ML, Teh. & Distt. Sri Ganganagar.**

10. Certificate

I certify that **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar, (name of owner)** has a valid, clear and marketable title to the immovable property stated above and is free from all encumbrances.



Subhash Chander Narang

Advocate

Subhash Chander Narang
Advocate

- 5 -

Schedule – I

ANNEXURE 'A'

1. Copy of Jamabandi for Svt. 2063-2066, Khata No. 6/5, Sq. No. 41, 46, 55 (5.653 Hect.) of Chak 2-ML, Teh. Sri Ganganagar in the name of Sh. Ashwani Kumar S/o Sh. Kishan Lal
2. Photocopy of Sale-deed dated 20.01.2011, regd. on 20.01.2011, regarding agriculture land measuring 0.442 Hect., executed by Sh. Ashwani Kumar S/o Sh. Kishan Lal by caste Maheshwari R/o Meera Marg, Sector No. 4, Jawahar Nagar Sri Ganganagar in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
3. Photocopy of Sale-deed dated 20.01.2011, regd. on 20.01.2011, regarding agriculture land measuring 2.303 Hect., executed by Sh. Ashwani Kumar S/o Sh. Kishan Lal by caste Maheshwari R/o Meera Marg, Sector No. 4, Jawahar Nagar Sri Ganganagar in favour of **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
4. Certified copy of Jamabandi for Svt. 2067-2070, Khata No. 12/6, Sq. No. 55 (2.745 Hect.) of Chak 2-ML, Teh. Sri Ganganagar in the name of **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
5. Photocopy of Conversion Order No. AU/UIT/90A/2017-18/165, dated 23.10.2017 issued by UIT, Sri Ganganagar in the name of **Ridhi Sidhi Home Developers Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah R/o RS-8, Ridhi Sidhi Enclave, Sri Ganganagar.**
6. Photocopy of Lay Out Plan of Sq. No. 55, Chak 2-ML, Teh. Sri Ganganagar.



Subhash Chander Narang

Advocate

Subhash Chander Narang
Advocate

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

Fee Receipt

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

Print Date : 04-01-2018 11:41 AM

Fee Receipt No	: 201802103000494	Receipt Date	: 04/01/2018
Name	: ADV. SUBHASH CHANDER NARANG, M/S RIDHI SIDHI HOME DEVELOPERS PVT LTD	Document S. No.	: 201801103000502
Address	: SGNR RESIDENTIAL LAND 2.493		
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	: ₹ 400
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 400
From Year 2011 To Year 2018		Total Amount	: ₹ 400

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1104181801489 ₹ 400

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

जिला पंजीयन अभिलेखागार
SUB REGISTRAR
श्रीगंगानगर (राज.)



जमाबन्दी (खेत्र/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26(बी)
(देखिये नियम 153 ए)
पृष्ठ संख्या :- 1 of 2

ग्राम का नाम :- 2 ML
पटवार हल्का :- 2 ML
भू.अभि.नि.क्षेत्र :- श्रीगंगानगर
तहसील :- श्रीगंगानगर
जिला :- श्रीगंगानगर
काश्तकार का नाम/पिता का नाम
जाति निवास के पते सहित :-

सम्बत :- 2063 - 2066
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 6
खाता संख्या पुराना :- 5
अश्वनीकुमार पुत्र किशनलाल
जाति महेश्वरी सा.देह खातेदार
रहन- SBBJ मुर्तहीन
मु.नं. 41/2.024 है.
ई.नं. 391 हुकमन
ई.नं. 395 रहन
ई.नं. 435 बैयनामा

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा सदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
प.न. 0					* ना. न.:573/रहननामा/11/3/10	
मु.न. 41					अश्वनीकुमार पुत्र किशनलाल	
क्रि.न. 5/2	0.1270	नहरी	0.1270	1.21	जाति महेश्वरी सा. देह खातेदार	
8	0.2530	नहरी	0.2530	2.40	रहन-बैक ऑफ बड़ौदा शाखा	
13	0.2530	नहरी	0.2530	2.40	श्रीगंगानगर	
14	0.2530	नहरी	0.2530	2.40	मु.नं. 55/2.870 है.	
17	0.2530	नहरी	0.2530	2.40	बाकी मादा बदस्तूर	
18	0.2530	नहरी	0.2530	2.40	-----	
23	0.2530	नहरी	0.2530	2.40		
24	0.2530	नहरी	0.2530	2.40		
25/1	0.1260	नहरी	0.1260	1.20		

कुल किता :9
भूमि प्रकार के अनुसार क्षेत्रफल
नहरी 2.0240 19.21

प.न. 0
मु.न. 46
क्रि.न. 16 0.2530 नहरी 0.2530 2.40
17 0.2530 नहरी 0.2530 2.40
18 0.2530 नहरी 0.2530 2.40

कुल किता :3
भूमि प्रकार के अनुसार क्षेत्रफल
नहरी 0.7590 7.20

प.न. 0

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
मु.न. 55						
कि.न. 1	0.2530	गै.मु.रास्ता	0.0250	0.00		
		नहरी	0.2280	2.16		
2	0.2530	नहरी	0.2530	2.40		
9	0.2530	नहरी	0.2530	2.40		
10	0.2530	गै.मु.रास्ता	0.0250	0.00		
		नहरी	0.2280	2.16		
11	0.2530	गै.मु.रास्ता	0.0250	0.00		
		नहरी	0.2280	2.16		
12	0.2530	नहरी	0.2530	2.40		
13/1	0.1260	नहरी	0.1260	1.20		
18	0.2530	नहरी	0.2530	2.40		
19	0.2530	नहरी	0.2530	2.40		
20	0.2530	गै.मु.रास्ता	0.0250	0.00		
		नहरी	0.2280	2.16		
21/1	0.1640	गै.मु.रास्ता	0.0250	0.00		
		नहरी	0.1390	1.32		
22/1	0.1640	नहरी	0.1640	1.56		
23/1	0.1390	नहरी	0.1390	1.32		
कुल किता :13			भूमि प्रकार के अनुसार क्षेत्रफल			
		गै.मु.रास्ता	0.1250	0.00		
		नहरी	2.7450	26.05		
कुल किता :25			भूमि प्रकार के अनु.क्षे. 52.46			
		गै.मु.रास्ता	0.1250	0.00		
		नहरी	5.5280	52.46		

* वर्तनी शुद्धि हेतु उक्त नामान्तरण जाँच प्रक्रिया में है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिये है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

प्रतिलिपि जारी करने की तिथि 04/01/2018

NIC