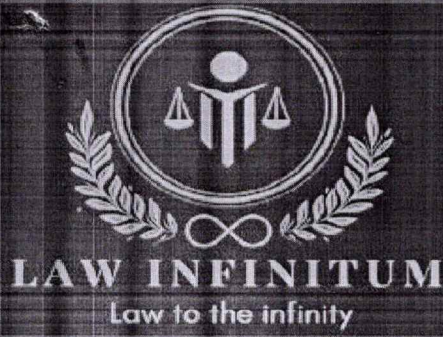




lawinfinit@gmail.com



+91-9829100239

G-7, Ground Floor, Bhavya Tower, In front of Session Court, Gate No-4, Kabir Marg, Near Collectorate circle Banlpark, Jalpur

Ref :-

Date 01-05-2026

TITLE SEARCH REPORT AND
NON ENCUMBRANCE CERTIFICATE

PROPERTY DETAILS

Property Land situated in Khasra No. 615 Area 0.8800 Hector, Khasra No. 619 Area 0.1000 Hector, Khasra No. 3989/621 Area 0.2450 Hector Total Area of 1.2250 Hector, Revenue Village Sargoth, Tehsil Rengus, District Sikar (Rajasthan).

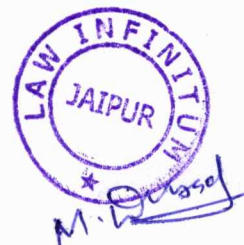
Owner's Name: M/s Apeksha Infra Developers Pvt Ltd.

CHAIN OF TITLE

On my perusal of all the Electrostate copies of chain of title documents in respect of the said property which are provided to me, on the basis of the search conducted in the office of Sub Registrar Reengus District Sikar my search report is as follows:-

THAT Land situated in Khasra No. 615 Area 0.8800 Hector, Khasra No. 619 Area 0.1000 Hector, Khasra No. 621 Area 1.2600 Hector Total Area of 2.2400 Hector, Revenue Village Sargoth, Tehsil Rengus, District Sikar (Rajasthan) was initially mutated in the name of Mr. Ramnarayan S/o Chhitarmal in relevant revenue record.

Thereafter Mr. Ramnarayan S/o Chhitarmal applied for conversion of land use of aforesaid Land situated in Khasra No. 615 Area 0.8800 Hector,



Khasra No. 619 Area 0.1000 Hector, Khasra No. 621 Area 1.2600 Hector Total Area of 2.2400 Hector, Revenue Village Sargoth, Tehsil Reengus, District Sikar (Rajasthan) from Agriculture to Residential purposes. Subsequently Authorized Officer, Reengus Municipal Board, Reengus converted land of Khasra No. 615 Area 0.8800 Hector, Khasra No. 619 Area 0.0100 Hector and Khasra No. 621 Area 0.2450 Hector Out of Total Khasra Land Area 1.2600 Hector Which Sums up to Total Converted Land Area 1.2250 Hector Out of Total 2.2400 Hector of the said land for Residential use under section 90A of Rajasthan Land Revenue Act, 1956 through Order Letter No पत्रांक/नपारी/2025-2026/371 dated 25.04.2025.

THEREAFTER on the basis aforesaid conversion the said Khasra no. 615, 619 & 3989/621 subsequently mutated in the relevant revenue record in the name of Mr. Ramnarayan on dated 02.05.2025.

THEREAFTER Mr. Ramnarayan S/o Mr. Chhitarmal executed a Sale deed dated 12.06.2025 in favour of M/s Apeksha Infra Developers Pvt Ltd. through Authorized Signatory Mr. Chandra Prakash Prajapati in respect of the Khasra no. 615 Area 0.8800 Hector, Khasra no. 619 Area 0.1000 Hector and Khasra no. 3989/621 Area 0.2450 Hector Total Area of 1.2250 Hector. The said deed is duly registered in the office of Sub-Registrar Reengus, Sikar on 19.06.2025 as Book no. 1 Volume no. 53 Page no. 146 Serial no. 202503559101915 and copy of deed filed in additional Book no. 1 Volume no. 211 at Page no. 392 to 399.

Further Reengus Municipal Board, Reengus approved the Lay-out Plan of aforesaid land for Residential Housing in Scheme "**GARDEN HOUSE PRIME BLOCK-A**", at Revenue Village Sargoth, Patwar Halka Sargoth, Tehsil Reengus District Sikar (Rajasthan) on Dt. 19.08.2025.

Further Reengus Municipal Board, Reengus issued letter dated 10.04.2026 vide Letter No पत्रांक/नपारी/2025-2026/370 in regards to lay out plan approval for Apeksha Infra Developers Pvt Ltd. for Residential Housing in Scheme "**GARDEN HOUSE PRIME BLOCK-A**", at Revenue Village Sargoth, Patwar Halka Sargoth, Tehsil Reengus District Sikar (Rajasthan).



THAT I have gone through the documents relating to the aforesaid property in electro state copies and have also checked/seen the record of the above said property in the office of Sub Registrar Reengus (Sikar), for a period of 03 year vide Receipt No 122843443 Dt. 01.05.2026 (relevant receipt is enclosed).

OPINION ON TITLE

On the basis of above mentioned documents, I do hereby certify that M/s Apeksha Infra Developers Pvt Ltd. is sole and absolute owner of aforesaid converted land of Khasra No. 615 Area 0.8800 Hector, Khasra No. 619 Area 0.1000 Hector, Khasra No. 3989/621 Area 0.2450 Hector Total Area of 1.2250 Hector situated in Revenue Village Sargoth, Patwar Halka Sargoth, Tehsil Reengus, District Sikar (Rajasthan) Total area 1.2250 Hector and therefore M/s Apeksha Infra Developers Pvt Ltd. have clear and marketable title of the said property.

The Receipt No 122843443 Dt. 01.05.2026 of Sub Registrar Reengus (Sikar), for a period of 03 for the relevant search is enclosed herewith.

ENCUMBRANCES

Encumbrances Status :-

No Encumbrances Registered on the above said property during the specified period.

That I have seen and checked all the documents related to the aforesaid land in electrostate copies and I found it to have clear and marketable title as of the date of this report.


Murli Manohar Dasad
Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0122843443



Payment Date: 01/05/2026 19:10:00

Office Name: REENGUS Ex-officio Sub Registrar

Location: KHANDELA

Period: 01/01/2024-To-01/05/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	300.00
Commision(-):		0.00
Total/NetAmount:		300.00

Three Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: Advocate Murli M Dusad

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302016)

Address:Khasra no. 615, 619 and 3989/621, Gram Sargoth,
Patwar Halka Sargoth, Tehsil Reengus, Sikar

Remarks:2024 to 2026 inspection and search rule 75 and
131

Payment Details:

Challan No. - 21346029

Bank: UPI

Bank CIN No: CNRB12284344301052026

Date: 01/05/2026 19:10:00

Refrence No: 20260501191788

Computer generated copy on : 02/05/2026

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