

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



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

Ref.

Date : 25.2.2026

Search Report & Title Certificate

- Owner : Rajeev Siyag S/o Rakesh Kumar Siyag as attorney
of Narendra Moolchand Dhanvani S/o
Moolchand Dhanvani & Rakhi D/o Narendra
Moolchand R/o Ward No. 21, Aasuda Kuteer,
Mount Marry Road, Bandra, West Mumbai.
- Project : **Manav Mangal, Manaksar Tehsil Suratgarh
District Sriganganagar.**
- Property : Agriculture land converted for Residential Purpose
measuring 1.9890 Hectare (19890 Square Meter)
situated at Gram Manaksar, Khasra No. 274/234
Tehsil Suratgarh District Sriganganagar.


विजेन्द्र कुमार शर्मा
एडवोकेट
हनुमानगढ़ टाऊन

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 Residential Purpose measuring 1.9890 Hectare (19890 Square Meter) situated at Gram Manaksar, Khasra No. 274/234 Tehsil Suratgarh District Sriganganagar belonging to **Rajeev Siyag S/o Rakesh Kumar Siyag as attorney of Narendra Moolchand Dhanvani S/o Moolchand Dhanvani & Rakhi D/o Narendra Moolchand R/o Ward No. 21, Aasuda Kuteer, Mount Marry Road, Bandra, West Mumbai.**

Project : Manav Mangal, Manaksar Tehsil Suratgarh District Sriganganagar.

I, **Vijendar Kumar Sharma Advocate**, has investigated the title of **Rajeev Siyag S/o Rakesh Kumar Siyag as attorney of Narendra Moolchand Dhanvani S/o Moolchand Dhanvani & Rakhi D/o Narendra Moolchand R/o Ward No. 21, Aasuda Kuteer, Mount Marry Road, Bandra, West Mumbai** (name of the owner) to the immovable property Agriculture land converted for Residential Purpose measuring 1.9890 Hectare (19890 Square Meter) situated at Gram Manaksar, Khasra No. 274/234 Tehsil Suratgarh 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 & DIG (Stamps) Hanumangarh**, 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 Residential Purpose measuring 1.9890 Hectare (19890 Square Meter) situated at Gram Manaksar, Khasra No. 274/234 Tehsil Suratgarh District Sriganganagar and boundaries as under :-

On or towards East by	Road
On or towards West by	Other Land
On or towards North by	Other 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 Suratgarh & DIG (Stamps) Sriganganagar** for the last 13 years i.e. from 2014 to 2026 and upto date. Inspection receipt is enclosed herewith.

That, Agriculture land of Gram Manaksar, Khata No. 82/18, Khasra No. 317/234, Total = 2.922 Hectare of **Narendra Moolchand Dhanvani S/o Moolchand Dhanvani & Rakhi D/o Narendra Moolchand R/o Ward No. 21, Aasuda Kuteer, Mount Marry Road,**

विजेन्द्र कुमार शर्मा
एडवोकेट
हनुमानगढ़ टाऊन

Bandra, West Mumbai as per Jamabandi Samvat 2072-75 and Mutation No. 287 dated 9.3.2024.

That, Agriculture land converted for Residential Purpose measuring 1.9890 Hectare (19890 Square Meter) situated at Gram Manaksar, Khasra No. 274/234 Tehsil Suratgarh District Sriganganagar of **Municipal Board, Suratgarh** as per Jamabandi Samvat 2072-75.

Afterward, Agriculture land converted for Residential Purpose measuring 1.9890 Hectare (19890 Square Meter) situated at Gram Manaksar, Khasra No. 274/234 Tehsil Suratgarh District Sriganganagar was converted for the purpose of Residential use by the Executive Officer of Municipal Board Suratgarh vide his Order No. 89-91 dated 8.5.2025 in the name of **Rajeev Siyag S/o Rakesh Kumar Siyag** as attorney of **Narendra Moolchand Dhanvani S/o Moolchand Dhanvani & Rakhi D/o Narendra Moolchand R/o Ward No. 21, Aasuda Kuteer, Mount Marry Road, Bandra, West Mumbai.**

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 Residential Purpose measuring 1.9890 Hectare (19890 Square Meter) situated at Gram Manaksar, Khasra No. 274/234 Tehsil Suratgarh District Sriganganagar in the **Office of the Sub-Registrar Suratgarh & DIG (Stamps) Sriganganagar** for the last 13 years (Search Receipt is enclosed) and found that the aforesaid property stands in the name of **Narendra Moolchand Dhanvani S/o Moolchand Dhanvani & Rakhi D/o Narendra Moolchand R/o Ward No. 21, Aasuda Kuteer, Mount Marry Road, Bandra, West Mumbai.**

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 **Narendra Moolchand Dhanvani S/o Moolchand Dhanvani & Rakhi D/o Narendra Moolchand R/o Ward No. 21, Aasuda Kuteer, Mount Marry Road, Bandra, West Mumbai** is owner of above property Agriculture land converted for Residential Purpose measuring 1.9890 Hectare (19890 Square Meter) situated at Gram Manaksar, Khasra No. 274/234 Tehsil Suratgarh District Sriganganagar.


विजेन्द्र कुमार शर्मा
एडवोकेट
हनुमानगढ़ राज्

10. **Certificate**

I certify that Narendra Moolchand Dhanvani S/o Moolchand Dhanvani & Rakhi D/o Narendra Moolchand R/o Ward No. 21, Aasuda Kuteer, Mount Marry Road, Bandra, West Mumbai (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

Hanumanagar

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

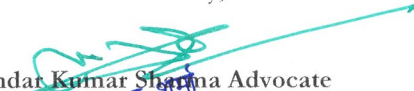


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Schedule-I

1. Certified copy of Jamabandi Samvat 2072-75 Gram Manaksar Khata No. 82/18 in the name of **Narendra Moolchand Dhanvani S/o Moolchand Dhanvani & Rakhi D/o Narendra Moolchand R/o Ward No. 21, Aasuda Kuteer, Mount Marry Road, Bandra, West Mumbai** and Mutation No. 287 dated 9.3.2024.
2. Certified copy of Jamabandi Samvat 2072-75 Gram Manaksar Khata No. 97/82 in the name of **Municipal Board, Suratgarh.**
3. Photocopy of Conversion Order dated 8.5.2025 of Municipal Board, Suratgarh.
4. Photocopy of Letter for Approval and Technical Advise by Municipal Board Suratgarh to Senior Town Planner Bikaner dated 6.9.2025.
5. Photocopy of Empowered Committee Meeting proceeding dated 10.9.2025.
6. Photocopy of Office Order No. 4207 dated 9.2.2026 of Municipal Board Suratgarh.
7. Photocopy of Approved Layout Plan of **Manav Mangal, Manaksar Tehsil Suratgarh District Sriganganagar.**
8. Photocopy of General Power of Attorney executed by Narendra Moolchand Dhanvani & Rakhi Dhanvani in favor of Rajeev Siyag S/o Rajesh Kumar B/c Jaat R/o Manav Mangal, Choutala Road, Sangaria Tehsil & District Hanumangarh registered on 19.6.2013.

Yours Faithfully,


Vijendar Kumar Sharma Advocate

विजेन्द्र कुमार शर्मा
हनुमानगढ़ टाऊन

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

Fee Receipt

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

Print Date : 24-02-2026 3:17 PM

Fee Receipt No	: 202602115002321	Receipt Date	: 24/02/2026
Name	: ADV. VIJENDER KUMAR SHARMA, RAJIV SIYAG THROUGH NARENDER, MOOLCHAND, RAKHI	Document S. No.	: 202601115002240
Address	: HMH		
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	: ₹ 1100
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1100
From Year 2016 To Year 2026		Total Amount	: ₹ 1100

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 118938779 ₹ 1100

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

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

Fee Receipt

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

Print Date : 24-02-2026 6:24 PM

Fee Receipt No	: 2026021030005756	Receipt Date	: 24/02/2026
Name	: ADV. VIJENDER KUMAR SHARMA, RAJIV SIYAG THROUGH NARENDER, MOOLCHAND, RAKHI	Document S. No.	: 202601103005719
Address	: HMH		
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	: ₹ 200
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 200
From Year 2014 To Year 2015		Total Amount	: ₹ 200

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 118938962 ₹ 200

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR