

Phone : 0154 - 3552644
Mobile : 94144-32838

SANJEEV GUPTA

ADVOCATE

126 VINOBA BASTI SRIGANGANAGAR - 335001

**SEARCH REPORT &
TITLE CERTIFICATE**

Non-Encumbrance Certificate

Owner: Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar.

Property: Property Situated at Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 13/2 (0.1265 Hect.), Killa No. 18, 23 (each 0.253 Hect.), Total 0.6325 Hect.

The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd and 3rd Floor, RSIC Building, Udyog Bhavan,
Tilak Marg, C-Scheme, Jaipur.

Sub: Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 13/2 (0.1265 Hect.), Killa No. 18, 23 (each 0.253 Hect.), Total 0.6325 Hect., Belonging to Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar.

Dear Sir/Madam,

Project : LOTUS AVENUE

I, Sanjeev Gupta Advocate has investigated the title of Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar (name of the owner) to the immovable property Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 13/2 (0.1265 Hect.), Killa No. 18, 23 (each 0.253 Hect.), Total 0.6325 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 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 13/2 (0.1265 Hect.), Killa No. 18, 23 (each 0.253 Hect.), Total 0.6325 Hect. (Hereinafter referred as the Said Property)

PART II HISTORY OF TITLE OF PROPERTY - (HISTORY OF TITLE)

A Sale Deed executed by Pooja Goyal W/o Satish Goyal R/o Sri Ganganagar in favour of Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar on dated 20.03.2022, which is registered in the office of Sub-Registrar, Sri Ganganagar in Book No. I, Vol. No. 1559, Page No. 84, Sr. No. 202203103103194 dated 23.03.2022. [Chak 2-E Chhoti, Khata No. 67/68, Sq. No. 68, Killa No. 13, 18, 23, Total 0.6325 Hect.]

As per Jamabandi Samvat 2072-2075, Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Khata No. 194/67, Sq. No. 68, Killa No. 13/2, 18, 23, Total 0.6325 Hect. was in the name of Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar.

Later UIT, Sri Ganganagar passed an order no. 101068 dated 09.05.2025 under Sec 90-क in favour of Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar. (Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 13/2 (0.1265 Hect.), Killa No. 18, 23 (each 0.253 Hect.), Total 0.6325 Hect.)

Since then Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar is continuing to be the owner of said property.

SANJIV GUPTA
Advocate
126-Vinoba Basti, Sri Ganganagar
MOBILE-94144-32838

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 GRN 109230148
Search Receipt No. Sanjeev Gupta
Name of the Advocate 13.08.2025
Search Receipt Date

PART IV: CERTIFICATE:

I further certify that **Suman Kanda W/o Deepak Kanda R/o 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 **Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar** is the full owner of **Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 13/2 (0.1265 Hect.), Killa No. 18, 23 (each 0.253 Hect.), Total 0.6325 Hect.**

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

(Sanjeev Gupta)
Advocate

GUPTA
Advocate
Sri Ganganagar
MOBILE-94144-32838

Schedule-I
ANNEXURE-‘A’

1. Photo Copy of Sale Deed executed by Pooja Goyal W/o Satish Goyal R/o Sri Ganganagar in favour of Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar on dated 20.03.2022, which is registered in the office of Sub-Registrar, Sri Ganganagar in Book No. I, Vol. No. 1559, Page No. 84, Sr. No. 202203103103194 dated 23.03.2022. [Chak 2-E Chhoti, Khata No. 67/68, Sq. No. 68, Killa No. 13, 18, 23, Total 0.6325 Hect.]
2. Photo Copy of Jamabandi Samvat 2072-2075, Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Khata No. 194/67, Sq. No. 68, Killa No. 13/2, 18, 23, Total 0.6325 Hect. was in the name of Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar.
3. Photo Copy of order no. 101068 dated 09.05.2025 passed by UIT, Sri Ganganagar under Sec 90-फ in favour of **Suman Kanda W/o Deepak Kanda R/o Sri Ganganagar. (Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 13/2 (0.1265 Hect.), Killa No. 18, 23 (each 0.253 Hect.), Total 0.6325 Hect.)**
4. Photo Copy of Proposed Lay Out Plan.

SANJIV GUPTA
Advocate
126-Vinoba Basti, Sri Ganganagar
MOBILE-94141-32838

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0109230148



Payment Date: 13/08/2025 14:44:00

Office Name:

SUB REGISTRAR REGISTRATION & STAMPS, SRI GANGANAGAR

Location:

GANGANAGAR

Period:

01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतिपा	650.00
Commision(-):		0.00
Total/NetAmount:		650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: sanjeev Gupta

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

Pan No.(If Applicable):

City(Pincode): SRI GANGANAGAR(335001)

Address:SRI GANGANAGAR

Remarks:Inspection Search

Payment Details:

Challan No. - 5153704

Bank:

State Bank Of India

Bank CIN No:

SBIN10923014813082025

Date:

13/08/2025 14:44:00

Reference No:

IK0DIZECX7

Computer generated copy on : 18/08/2025

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

Phone : 0154 - 3552644
Mobile : 94144-32838

SANJEEV GUPTA

ADVOCATE

126 VINOBA BASTI SRIGANGANAGAR - 335001

**SEARCH REPORT &
TITLE CERTIFICATE**
Non-Encumbrance Certificate

Owner: Deepak Kumar Goyal S/o Madan Lal Goyal R/o Sri Ganganagar.

Property: Property Situated at Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 3, 8 (each 0.253 Hect.), Killa No. 13/1 (0.1265 Hect.), Total 0.6325 Hect.

Dated : 19.08.2025

The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd and 3rd Floor, RSIC Building, Udyog Bhavan,
Tilak Marg, C-Scheme, Jaipur.

Sub: Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 3, 8 (each 0.253 Hect.), Killa No. 13/1 (0.1265 Hect.), Total 0.6325 Hect., Belonging to Deepak Kumar Goyal S/o Madan Lal Goyal R/o Sri Ganganagar.

Dear Sir/Madam,

Project : LOTUS AVENUE

I, Sanjeev Gupta Advocate has investigated the title of Deepak Kumar Goyal S/o Madan Lal Goyal R/o Sri Ganganagar (name of the owner) to the immovable property Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 3, 8 (each 0.253 Hect.), Killa No. 13/1 (0.1265 Hect.), Total 0.6325 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 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 3, 8 (each 0.253 Hect.), Killa No. 13/1 (0.1265 Hect.), Total 0.6325 Hect. (Hereinafter referred as the Said Property)

PART II HISTORY OF TITLE OF PROPERTY - (HISTORY OF TITLE)

A Sale Deed executed by Pooja Goyal W/o Satish Goyal R/o Sri Ganganagar in favour of Deepak Kumar Goyal S/o Madan Lal Kanda R/o Sri Ganganagar on dated 20.03.2022, which is registered in the office of Sub-Registrar, Sri Ganganagar in Book No. I, Vol. No. 1559, Page No. 88, Sr. No. 202203103103198 dated 23.03.2022. [Chak 2-E Chhoti, Khata No. 67/68, Sq. No. 68, Killa No. 3, 8, 13, Total 0.6325 Hect.]

As per Jamabandi Samvat 2072-2075, Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Khata No. 67/99, Sq. No. 68, Killa No. 3, 8, 13/1, Total 0.6325 Hect. was in the name of Deepak Kumar Goyal S/o Madan Lal Goyal R/o Sri Ganganagar.

Later UIT, Sri Ganganagar passed an order no. 101067 dated 09.05.2025 under Sec 90-क in favour of Deepak Kumar Goyal S/o Madan Lal Goyal R/o Sri Ganganagar. (Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 3, 8 (each 0.253 Hect.), Killa No. 13/1 (0.1265 Hect.), Total 0.6325 Hect.)

Since then Deepak Kumar Goyal S/o Madan Lal Goyal R/o Sri Ganganagar is continuing to be the owner of said property.

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 109421214
Name of the Advocate Sanjeev Gupta
Search Receipt Date 19.08.2025

PART IV: CERTIFICATE:

I further certify that **Deepak Kumar Goyal S/o Madan Lal Goyal R/o 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 **Deepak Kumar Goyal S/o Madan Lal Goyal R/o Sri Ganganagar** is the full owner of **Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 3, 8 (each 0.253 Hect.), Killa No. 13/1 (0.1265 Hect.), Total 0.6325 Hect.**

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

(Sanjeev Gupta)
Advocate
126-Vinoda Basti, Sri Ganganagar
MOBILE-94144-32838

Schedule-I
ANNEXURE-'A'

1. Photo Copy of Sale Deed executed by Pooja Goyal W/o Satish Goyal R/o Sri Ganganagar in favour of Deepak Kumar Goyal S/o Madan Lal Kanda R/o Sri Ganganagar on dated 20.03.2022, which is registered in the office of Sub-Registrar, Sri Ganganagar in Book No. I, Vol. No. 1559, Page No. 88, Sr. No. 202203103103198 dated 23.03.2022. [Chak 2-E Chhoti, Khata No. 67/68, Sq. No. 68, Killa No. 3, 8, 13, Total 0.6325 Hect.]
2. Photo Copy of Jamabandi Samvat 2072-2075, Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Khata No. 67/99, Sq. No. 68, Killa No. 3, 8, 13/1, Total 0.6325 Hect. was in the name of Deepak Kumar Goyal S/o Madan Lal Goyal R/o Sri Ganganagar.
3. Photo Copy of order no. 101067 dated 09.05.2025 passed by UIT, Sri Ganganagar under Sec 90-क in favour of Deepak Kumar Goyal S/o Madan Lal Goyal R/o Sri Ganganagar. (Chak 2-E Chhoti, Teh. & Distt. Sri Ganganagar, Sq. No. 68, Killa No. 3, 8 (each 0.253 Hect.), Killa No. 13/1 (0.1265 Hect.), Total 0.6325 Hect.)
4. Photo Copy of Proposed Lay Out Plan.

SANJIV GUPTA
Advocate
126-Vinoba Basti, Sri Ganganagar
MOBILE-94144-32838

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0109421214



Payment Date: 19/08/2025 10:15:32

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SRI GANGANAGAR
Location: GANGANAGAR
Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	650.00
Commission(-):		0.00
Total/NetAmount:		650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: sanjeev Gupta	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): SRI GANGANAGAR(335001)
Address:SRI GANGANAGAR	Remarks:Inspection Search

Payment Details:

Bank: State Bank Of India	Challan No. - 0
Date: 19/08/2025 10:15:32	Bank CIN No: SBIN10942121419082025
	Refrence No: IK0DJDEJQ5

Computer generated copy on : 19/08/2025

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