

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



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

Ref.

Date : 8.10.2025

Search Report & Title Certificate

Owner

: 1. Aakash Saluja S/o Ravindra Saluja B/c Arora
R/o Suncity Colony, Tibbi Road, Hanumangarh
Town Tehsil & District Hanumangarh. 2. Indra
Singh S/o Bhag Singh B/c Rajput R/o 4 CYM,
Rawatsar Tehsil Rawatsar District Hanumangarh.

Project

: Residential Colony, Chak 11 AM Tehsil
Rawatsar District Hanumangarh.

Property

: Agriculture land converted for Residential Purpose
measuring 1.021 Hectare situated at Chak 11 AM,
S.No. 167/406 (23) K.No. 13/2/.200, 18/2/.200,
21/2/.127, 22/.253, 23/.241 Tehsil Rawatsar
District Hanumangarh.

विजेंद्र कुमार शर्मा
हनुमानगढ़ जं.

The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udhayog 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 1.021 Hectare situated at Chak 11 AM, S.No. 167/406 (23) K.No. 13/2/.200, 18/2/.200, 21/2/.127, 22/.253, 23/.241 Tehsil Rawatsar District Hanumangarh belonging to **1. Aakash Saluja S/o Ravindra Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Indra Singh S/o Bhag Singh B/c Rajput R/o 4 CYM, Rawatsar Tehsil Rawatsar District Hanumangarh.**

Project : Residential Colony, Chak 11 AM Tehsil Rawatsar District Hanumangarh.

I, **Vijendar Kumar Sharma Advocate**, has investigated the title of **1. Aakash Saluja S/o Ravindra Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Indra Singh S/o Bhag Singh B/c Rajput R/o 4 CYM, Rawatsar Tehsil Rawatsar District Hanumangarh** (name of the owner) to the immovable property Agriculture land converted for Residential Purpose measuring 1.021 Hectare situated at Chak 11 AM, S.No. 167/406 (23) K.No. 13/2/.200, 18/2/.200, 21/2/.127, 22/.253, 23/.241 Tehsil Rawatsar District Hanumangarh 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, Rawatsar & 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 1.021 Hectare situated at Chak 11 AM, S.No. 167/406 (23) K.No. 13/2/.200, 18/2/.200, 21/2/.127, 22/.253, 23/.241 Tehsil Rawatsar District Hanumangarh and boundaries as under :-

On or towards East by	Agriculture Land
On or towards West by	Ganga Velley-I Colony
On or towards North by	Ganga Velley-II Colony
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, Rawatsar & DIG (Stamps) Hanumangarh** for the last 13 years i.e. from



2013 to 2025 and upto date. Inspection receipt no. 202502298005292 dated 8.10.2025 is enclosed herewith.

That, Agriculture land of Chak 11 AM, Khata No. 87/20, S.No. 167/406 (23), K.No. 13/2/.212, Chak No. 11 AM, Khata No. 53/20, S.No. 167/406 (23) K.No. 18/2/.212, Chak 11 AM Khata No. 85/20, S.No. 167/406 (23) K.No. 22, 23 each 0.253, Chak 11 AM Khata No. 132/85, S.No. 167/406 (23), K.No. 21/2/.127 Tehsil Rawatsar District Hanumangarh of **1. Aakash Saluja S/o Ravindra Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Indra Singh S/o Bhag Singh B/c Rajput R/o 4 CYM, Rawatsar Tehsil Rawatsar District Hanumangarh** as per Jamabandi Samvat 2075-78.

Afterward, Agriculture land measuring 1.021 Hectare situated at Chak 11 AM, S.No. 167/406 (23) K.No. 13/2/.200, 18/2/.200, 21/2/.127, 22/.253, 23/.241 Tehsil Rawatsar District Hanumangarh was converted for the purpose of Residential use by the Authorised Officer & Executive Officer of Municipal Board Rawatsar vide his order dated 23.4.2025 in the name of **1. Aakash Saluja S/o Ravindra Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Indra Singh S/o Bhag Singh B/c Rajput R/o 4 CYM, Rawatsar Tehsil Rawatsar District Hanumangarh.**

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) :**

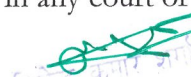
The said property does not come under Urban Land (C & R) Act 1976.

8. **Searches :**

i) I have search the relevant records of the Agriculture land converted for Residential Purpose measuring 1.021 Hectare situated at Chak 11 AM, S.No. 167/406 (23) K.No. 13/2/.200, 18/2/.200, 21/2/.127, 22/.253, 23/.241 Tehsil Rawatsar District Hanumangarh in the **Office of the Sub-Registrar, Rawatsar & DIG (Stamps) Hanumangarh** for the last 13 years (Search Receipt enclosed) and found that the aforesaid property stands in the name of **1. Aakash Saluja S/o Ravindra Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Indra Singh S/o Bhag Singh B/c Rajput R/o 4 CYM, Rawatsar Tehsil Rawatsar District Hanumangarh.**

ii) **Lispendence :**

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


विनिमय कार्यालय
राजस्थान सरकार
जयपुर

9. **Conclusion and recommendations :**

Keeping in view of the above it is to be certify that **1. Aakash Saluja S/o Ravindra Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Indra Singh S/o Bhag Singh B/c Rajput R/o 4 CYM, Rawatsar Tehsil Rawatsar District Hanumangarh** are co-owners of above property Agriculture land converted for Residential Purpose measuring 1.021 Hectare situated at Chak 11 AM, S.No. 167/406 (23) K.No. 13/2/.200, 18/2/.200, 21/2/.127, 22/.253, 23/.241 Tehsil Rawatsar District Hanumangarh.

10. **Certificate**

I certify that **1. Aakash Saluja S/o Ravindra Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Indra Singh S/o Bhag Singh B/c Rajput R/o 4 CYM, Rawatsar Tehsil Rawatsar District Hanumangarh** (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
Hanumangarh

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



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

Schedule-I

1. Certified copy of Jamabandi Samvat 2075-78 Chak 11 AM Khata No. 126/124 in the name of **1. Ravindra Kumar Saluja S/o Bhagwan Dass Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Vikram S/o Sahab Ram B/c Jaat R/o Chak 22 AG, Rawatsar Tehsil Rawatsar District Hanumangarh.**
2. Certified copy of Jamabandi Samvat 2075-78 Chak 11 AM Khata No. 133/85 in the name of **1. Ravindra Kumar Saluja S/o Bhagwan Dass Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Vikram S/o Sahab Ram B/c Jaat R/o Chak 22 AG, Rawatsar Tehsil Rawatsar District Hanumangarh.**
3. Certified copy of Jamabandi Samvat 2075-78 Chak 11 AM Khata No. 136/153 in the name of **1. Ravindra Kumar Saluja S/o Bhagwan Dass Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Vikram S/o Sahab Ram B/c Jaat R/o Chak 22 AG, Rawatsar Tehsil Rawatsar District Hanumangarh.**
4. Certified copy of Jamabandi Samvat 2075-78 Chak 11 AM Khata No. 137/87 in the name of **1. Ravindra Kumar Saluja S/o Bhagwan Dass Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Vikram S/o Sahab Ram B/c Jaat R/o Chak 22 AG, Rawatsar Tehsil Rawatsar District Hanumangarh.**
5. Certified copy of Jamabandi Samvat 2075-78 Chak 11 AM Khata No. 138/132 in the name of **1. Ravindra Kumar Saluja S/o Bhagwan Dass Saluja B/c Arora R/o Suncity Colony, Tibbi Road, Hanumangarh Town Tehsil & District Hanumangarh. 2. Vikram S/o Sahab Ram B/c Jaat R/o Chak 22 AG, Rawatsar Tehsil Rawatsar District Hanumangarh.**
6. Certified copy of Jamabandi Samvat 2075-78 Chak 11 AM Khata No. 148/136 in the name of Municipal Board, Rawatsar.
7. Certified copy of Jamabandi Samvat 2075-78 Chak 11 AM Khata No. 146/137 in the name of Municipal Board, Rawatsar.
8. Certified copy of Jamabandi Samvat 2075-78 Chak 11 AM Khata No. 149/138 in the name of Municipal Board, Rawatsar.
9. Certified copy of Jamabandi Samvat 2075-78 Chak 11 AM Khata No. 150/133 in the name of Municipal Board, Rawatsar.
10. Certified copy of Jamabandi Samvat 2075-78 Chak 11 AM Khata No. 147/126 in the name of Municipal Board, Rawatsar.
11. Photocopy of Layout Committee Detail, Municipal Board, Rawatsar dated 12.5.2025.
15. Photocopy of Approval Order No. BKZ/2522.33/lay.aa./2025/Rawatsar of Town Planner Bikaner.
16. Photocopy of Conversion Order dated 23.4.2025 of Municipal Board, Rawatsar.
17. Photocopy of Certificate of Pledged Plots No. 1646 dated 3.9.2025 of Municipal Board, Rawatsar.
6. Photocopy of Approved Layout Plan of **Residential Colony, Chak 11 AM Tehsil Rawatsar District Hanumangarh dt. 5.5.2025.**

Yours Faithfully,

Vijendar Kumar Sharma Advocate
Hanumangarh

2025.05.05

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

Fee Receipt

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

Print Date : 08-10-2025 1:10 PM

Fee Receipt No	: 202502087025586	Receipt Date	: 08/10/2025
Name	: ADV. VIJENDER KUMAR SHARMA AAKASH SALUJA, INDER SINGH	Document S. No.	: 202501087025262
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	: ₹ 300
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 300
		Total Amount	: ₹ 300
From Year 2013 To Year 2018			

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 111717278 ₹ 300

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 : RAWATSAR

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 08-10-2025 2:24 PM

Fee Receipt No	: 202502298005292	Receipt Date	: 08/10/2025
Name	: ADV VIJENDER KUMAR SHARMA, AAKASH SALUJA, INDER SINGH	Document S. No.	: 202501298005264
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	: ₹ 350
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 350
From Year 2019 To Year 2025		Total Amount	: ₹ 350

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 111730812 ₹ 350

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR