

Manoj Kumar
ADVOCATE



MOBILE : 8441994486
Chamber No. 30, B-Block,
District Court Premises,
Hanumangarh Jn.

Ref.

Date : 15.5.2026

Search Report & Title Certificate

Owner : Lokesh Bansal S/o Ram Prasad Bansal R/o Ward
No. 18, Suratgarh District Sriganganagar.

Project : Ganpati Enclave-01, Suratgarh District
Sriganganagar.

Property : Agriculture land converted for Residential Purpose
measuring 1.771 Hectare (17710 Square Meter)
situated at Chak Tilawali Khata No. 82, Khasra
No. 8/4 Meen 1 & Khata No. 6 Khasara No.
267/8 Meen 1 Tehsil Suratgarh District
Sriganganagar.


Manoj Kumar
Advocate
Hanumangarh Jn.

**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 1.771 Hectare (17710 Square Meter) situated at Chak Tilawali Khata No. 82, Khasra No. 8/4 Meen 1 & Khata No. 6 Khasara No. 267/8 Meen 1 Tehsil Suratgarh District Sriganganagar belonging to **Lokesh Bansal S/o Ram Prasad Bansal R/o Ward No. 18, Suratgarh District Sriganganagar.**

Project : **Ganpati Enclave-01, Suratgarh District Sriganganagar.**

I, **Manoj Kumar Advocate**, has investigated the title of **Lokesh Bansal S/o Ram Prasad Bansal R/o Ward No. 18, Suratgarh District Sriganganagar** (name of the owner) to the immovable property Agriculture land converted for Residential Purpose measuring 1.771 Hectare (17710 Square Meter) situated at Chak Tilawali Khata No. 82, Khasra No. 8/4 Meen 1 & Khata No. 6 Khasara No. 267/8 Meen 1 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 Suratgarh & DIG (Stamps) Sriganganagar** 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 1.771 Hectare (17710 Square Meter) situated at Chak Tilawali Khata No. 82, Khasra No. 8/4 Meen 1 & Khata No. 6 Khasara No. 267/8 Meen 1 Tehsil Suratgarh District Sriganganagar and boundaries as under :-

On or towards East by	Road
On or towards West by	Other Colony
On or towards North by	Agriculture Land
On or towards South by	Open Land

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 no. 202602103014791 dt. 13.5.2026 & 2026020115006453 dated 13.5.2026 are enclosed herewith.

That, Agriculture land of Chak Tilawali Tehsil Suratgarh Khata No. 82, Khasara No. 8/4 meen 1 measuring 0.8855 Hectare & Khata No. 6 Khasara No. 267/8 meen 1 measuring


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0.8855 Hectare as per Jamabandi Samvat 2070-73 of **Lokesh Bansal S/o Ram Prasad Bansal R/o Ward No. 18, Suratgarh District Sriganganagar.**

- # Afterward, Agriculture land measuring 1.771 Hectare (17710 Square Meter) situated at Chak Tilawali Khata No. 82, Khasra No. 8/4 Meen 1 & Khata No. 6 Khasara No. 267/8 Meen 1 Tehsil Suratgarh District Sriganganagar was converted for the Residential Purpose use by the Executive Officer of Municipal Board, Suratgarh vide its Order No. 4282 dated 12.2.2026 in the name of **Lokesh Bansal S/o Ram Prasad Bansal R/o Ward No. 18, Suratgarh District Sriganganagar.**
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 1.771 Hectare (17710 Square Meter) situated at Chak Tilawali Khata No. 82, Khasra No. 8/4 Meen 1 & Khata No. 6 Khasara No. 267/8 Meen 1 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 **Lokesh Bansal S/o Ram Prasad Bansal R/o Ward No. 18, Suratgarh District Sriganganagar.**
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 **Lokesh Bansal S/o Ram Prasad Bansal R/o Ward No. 18, Suratgarh District Sriganganagar** is owner of above property Agriculture land converted for Residential Purpose measuring 1.771 Hectare (17710 Square Meter) situated at Chak Tilawali Khata No. 82, Khasra No. 8/4 Meen 1 & Khata No. 6 Khasara No. 267/8 Meen 1 Tehsil Suratgarh District Sriganganagar.
10. **Certificate**
I certify that **Lokesh Bansal S/o Ram Prasad Bansal R/o Ward No. 18, Suratgarh District Sriganganagar** (name of owner) have valid, clear and marketable title to the immovable property stated above and is free from all encumbrances.

Yours Faithfully,

Manoj Kumar Advocate

Hanumangarh

Manoj Kumar

Advocate

Hanumangarh Jn.

Manoj Kumar
ADVOCATE



MOBILE : 8441994486
Chamber No. 30, B-Block,
District Court Premises,
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Ref.

Date : 15.5.2026

Schedule-I

1. Certified copy of Jamabandi Samvat 2070-73 of Chak Tilawali Tehsil Suratgarh Khata No. 82 Khasra No. 8/4 meen 1 & Khata No. 6 Khasara No. 267/8 meen 1 in the name of **Lokesh Bansal S/o Ram Prasad Bansal R/o Ward No. 18, Suratgarh District Sriganganagar.**
2. Photocopy of Detail of proceeding in Meeting held by Municipal Board, Suratgarh No. 575 dated 26.2.2026 and Layout Plan of this project approved through Agenda No. 10.
3. Photocopy of Final Office Order No. 51 of Municipal Board, Suratgarh dated 13.4.2026.
4. Photocopy of Conversion Order No. 4282 dated 12.2.2026 of **Municipal Board Suratgarh.**
5. Photocopy of Approved Layout Plan of **Ganpati Enclave-01, Suratgarh District Sriganganagar.**
6. Photocopy of PAN Card No. AQUPB6268K of Lokesh Bansal.
7. Photocopy of Aadhar Card No. 843314359934 of Lokesh Bansal.

Yours Faithfully,


Manoj Kumar
Advocate
Hanumangarh Jn.

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

Fee Receipt

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

Print Date : 13-05-2026 4:42 PM

Fee Receipt No	: 202602103014791	Receipt Date	: 13/05/2026
Name	: MANOJ KUMAR ADV, LOKESH BANSAL	Document S. No.	: 202601103014629
Address	: HANUMANGARH		
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	: ₹ 100
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 100
From Year 2014 To Year 2014		Total Amount	: ₹ 100

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 123435970 ₹ 100

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 : SURATGARH

Fee Receipt

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

Print Date : 13-05-2026 7:13 PM

Fee Receipt No	: 202602115006453	Receipt Date	: 13/05/2026
Name	: MANOJ KUMAR ADV, LOKESH BANSAL	Document S. No.	: 202601115006072
Address	: HANUMANGARH		
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	: ₹ 1200
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site Inspection Fees	: 0	Cash Amount Received	: ₹ 0
From Year 2015 To Year 2026		Other than Cash	: ₹ 1200
		Total Amount	: ₹ 1200

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 123441043 ₹ 1200

Signature of presenter or applicant for
copy or Search certificate

Cashier



Signature of recipient
and date of return receipt

SUB-REGISTRAR