



Mob : 98299-89674

ANIRUDH KHALIYA

ADVOCATE

**WARD NO.12, LALGARH JATTAN,
DISTT. SRI GANGANAGAR (RAJ.)**

TITLE CUM SEARCH CERTIFICATE

OWNER-

Sh. Ankit Modi S/o Sh. Baldev Modi, Sh. Ajay Kumar S/o Sh. Ramniwas, Sh. Jitender Kumar Bansal S/o Sh. Madan Lal, Sh. Mukesh Mahipal S/o Sh. Roshan Mahipal, Sh. Rajat Kumar S/o Sh. Om Prakash and Sh. Suresh Kumar S/o Sh. Banwari Lal B/c Mahajan R/o Bhadra Distt. Hanumangarh.

PROPERTY-

Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108), Total 1.846 Hect. Or 18460 Sqm.

Anirudh Khaliya

Advocate

Distt & Sessions Court, Sri Ganganagar

Mob-98299-89674

Ward No. 12-Lalgarh Jattan

Sri Ganganagar (Raj.)

Dated : 01-05-2026

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

Sub: Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the property situated at Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108), Total 1.846 Hect. Or 18460 Sqm. Belonging to Sh. Ankit Modi S/o Sh. Baldev Modi, Sh. Ajay Kumar S/o Sh. Ramniwas, Sh. Jitender Kumar Bansal S/o Sh. Madan Lal, Sh. Mukesh Mahipal S/o Sh. Roshan Mahipal, Sh. Rajat Kumar S/o Sh. Om Prakash and Sh. Suresh Kumar S/o Sh. Banwari Lal B/c Mahajan R/o Bhadra Distt. Hanumangarh.

Dear Sir/Madam,

Project: RIDDHI SIDDHI ENCLAVE

I, Anirudh Khaliya, Advocate has investigated the title of Sh. Ankit Modi S/o Sh. Baldev Modi, Sh. Ajay Kumar S/o Sh. Ramniwas, Sh. Jitender Kumar Bansal S/o Sh. Madan Lal, Sh. Mukesh Mahipal S/o Sh. Roshan Mahipal, Sh. Rajat Kumar S/o Sh. Om Prakash and Sh. Suresh Kumar S/o Sh. Banwari Lal B/c Mahajan R/o Bhadra Distt. Hanumangarh (Name of the Owner) to the immovable property situated at Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108), Total 1.846 Hect. Or 18460 Sqm. 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, Bhadra. My report on the title is as under:

ANIRUDH KHALIYA
ADVOCATE
Distt. Court Campus, Sri Ganganagar
Mob.: 98299-89674

PART-I DESCRIPTION OF THE PROPERTY:

Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108), Total 1.846 Hect. Or 18460 Sqm. (Hereinafter referred as the said Property)

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

(1) The Agriculture land of Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108) Total 1.846 Hect. was in the name of Sh. Ankit Modi S/o Sh. Baldev Modi, Sh. Ajay Kumar S/o Sh. Ramniwas, Sh. Jitender Kumar Bansal S/o Sh. Madan Lal, Sh. Mukesh Mahipal S/o Sh. Roshan Mahipal, Sh. Rajat Kumar S/o Sh. Om Prakash and Sh. Suresh Kumar S/o Sh. Banwari Lal B/c Mahajan R/o Bhadra Distt. Hanumangarh.

(2) Nagar Palika, Bhadra passed an Order No.275 dated 18-04-2023 Under Sec. 90-~~क~~ in favour of Sh. Ankit Modi S/o Sh. Baldev Modi, Sh. Ajay Kumar S/o Sh. Ramniwas, Sh. Jitender Kumar Bansal S/o Sh. Madan Lal, Sh. Mukesh Mahipal S/o Sh. Roshan Mahipal, Sh. Rajat Kumar S/o Sh. Om Prakash and Sh. Suresh Kumar S/o Sh. Banwari Lal B/c Mahajan R/o Bhadra Distt. Hanumangarh regarding the land situated at Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108), Total 1.846 Hect. Or 18460 Sqm. was Agriculture to Residential.

(3) As per latest Jamabandi Samvat 2071 to 2074 the converted land at Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108), Total 1.846 Hect. Or 18460 Sqm. in the name of Nagar Palika, Bhadra after Order of Sec 90-~~क~~

(4) Since then Sh. Ankit Modi S/o Sh. Baldev Modi, Sh. Ajay Kumar S/o Sh. Ramniwas, Sh. Jitender Kumar Bansal S/o Sh. Madan Lal, Sh. Mukesh Mahipal S/o Sh. Roshan Mahipal, Sh. Rajat Kumar S/o Sh. Om Prakash and Sh. Suresh Kumar S/o Sh. Banwari Lal B/c Mahajan R/o Bhadra Distt. Hanumangarh are 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

ANIRUDH KHALIYA
(Signature) **ADVOCATE**
Distt.Court Campus, Sri Ganganagar
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- 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 0122813812
Name of the Advocate Anirudh Khaliya,
Search Receipt Date 01-05-2026

PART IV: CERTIFICATE:

I further certify that Sh. Ankit Modi S/o Sh. Baldev Modi, Sh. Ajay Kumar S/o Sh. Ramniwas, Sh. Jitender Kumar Bansal S/o Sh. Madan Lal, Sh. Mukesh Mahipal S/o Sh. Roshan Mahipal, Sh. Rajat Kumar S/o Sh. Om Prakash and Sh. Suresh Kumar S/o Sh. Banwari Lal B/c Mahajan R/o Bhadra Distt. Hanumangarh 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 Sh. Ankit Modi S/o Sh. Baldev Modi, Sh. Ajay Kumar S/o Sh. Ramniwas, Sh. Jitender Kumar Bansal S/o Sh. Madan Lal, Sh. Mukesh Mahipal S/o Sh. Roshan Mahipal, Sh. Rajat Kumar S/o Sh. Om Prakash and Sh. Suresh Kumar S/o Sh. Banwari Lal B/c Mahajan R/o Bhadra Distt. Hanumangarh is the full owner of converted land situated at Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108), Total 1.846 Hect. Or 18460 Sqm.

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.

ANIRUDH KHALIYA
ADVOCATE
Distt.Court Campus, Sri Ganganagar
Mob.: 98299-89674 (Anirudh Khaliya)
Signature
Advocate

Schedule-I

ANNEXURE-A

- (1) Photocopy of Jamabandi Samvat 2071 to 2074 of land Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108), Total 1.846 Hect. in the name of Sh. Ankit Modi S/o Sh. Baldev Modi, Sh. Ajay Kumar S/o Sh. Ramniwas, Sh. Jitender Kumar Bansal S/o Sh. Madan Lal, Sh. Mukesh Mahipal S/o Sh. Roshan Mahipal, Sh. Rajat Kumar S/o Sh. Om Prakash and Sh. Suresh Kumar S/o Sh. Banwari Lal B/c Mahajan R/o Bhadra Distt. Hanumangarh.
- (2) Photocopy of Order No.275 dated 18-04-2023 Under Sec. 90-क issued by Nagar Palika, Bhadra in favour of Sh. Ankit Modi S/o Sh. Baldev Modi, Sh. Ajay Kumar S/o Sh. Ramniwas, Sh. Jitender Kumar Bansal S/o Sh. Madan Lal, Sh. Mukesh Mahipal S/o Sh. Roshan Mahipal, Sh. Rajat Kumar S/o Sh. Om Prakash and Sh. Suresh Kumar S/o Sh. Banwari Lal B/c Mahajan R/o Bhadra Distt. Hanumangarh regarding converted the land of Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108), Total 1.846 Hect. Or 18460 Sqm.
- (3) Photocopy of latest Jamabandi Samvat 2071 to 2074 the converted land of Chak 5 BHD, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.13/2(0.126), 14(0.054), 17(0.054), 18(0.253), 19(0.253), 20/2(0.239), 21(0.253), 22(0.253), 23(0.253), 24(0.108), Total 1.846 Hect. Or 18460 Sqm. in the name of Nagar Palika, Bhadra after Order of Sec 90-क
- (4) Photocopy of Proposed Layout Plan.

ANIRUDH KHALIYA
(20/04/2023) **ADVOCATE**
Distt. Court Campus, Sri Ganganagar
Mob.: 98299-89674
(Anirudh Khaliya)

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

Payment Date: 01/05/2026 12:40:34

GRN: 0122813812



Office Name: Hanumangarh Tehsildar (Revenue), Bhadra

Location: BHADRA

Period: 01/05/2026-To-31/05/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतियां	200.00
	Commision(-):	0.00
	Total/NetAmount:	200.00

Two Hundred Rupees and Zero Paise Only

Payee Details:	Tin/Actt.No./VehicleNo./Taxid :
Full Name: ANIRUDH KHALIYA ADV.	City(Pincode): SGNR(000000)
Pan No.(If Applicable):	Remarks:ANKIT MODI S/O BALDEV MODI AJAY KUMAR S/O RAM NIWAS JITENDER KUMAR BANSAL S/O MADAN LAL RAJAT KUMAR S/O OM PRAKASH,MUKESH MAHIPAL S/O ROSHAN MAHIPAL SURESH KUMAR S/O BANWARI LAL CHAK 5 BHD BHADRA
Address:SGNR	

Payment Details:	Challan No. - 0
Bank: State Bank Of India	Bank CIN No: SBIN12281381201052026
Date: 01/05/2026 12:40:34	Refrence No: IK0DQNOPS1

Computer generated copy on : 01/05/2026

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