



ADVOCATE

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File No. 05/10

Bharat Bhushan Charaya

Advocate

24-C Prem Nagar, Sri Ganganagar.

SEARCH REPORT AND TITLE CERTIFICATE

- Owners : Sidhi Vinayak Home Township Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah By Caste Aggarwal R/o RS-08, Ridhi Sidhi Enclave-I, Sri Ganganagar.
- Loan A/c : Ridhi Sidhi Enclave-2, X Block Extension-2, Sri Ganganagar.
- Property : Residential Converted Land, measuring 1.2384 Hect., situated in Sq. No. 35, Killa No. 18/1 (0.1150 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20/1 (0.240 Hect.), Killa No. 20/2 (0.013 Hect.), Killa No. 21/1 (0.2515 Hect.), Killa No. 22/1 (0.2515 Hect.), Killa No. 23/1 (0.1144 Hect.), Total 1.2384 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar.

Dated: 13.10.2025

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

Dear Sir,

Sub : Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the Residential Converted Land, measuring 1.2384 Hect., situated in Sq. No. 35, Killa No. 18/1 (0.1150 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20/1 (0.240 Hect.), Killa No. 20/2 (0.013 Hect.), Killa No. 21/1 (0.2515 Hect.), Killa No. 22/1 (0.2515 Hect.), Killa No. 23/1 (0.1144 Hect.), Total 1.2384 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar belonging to Sidhi Vinayak Home Township Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah By Caste Aggarwal R/o RS-08, Ridhi Sidhi Enclave-I, Sri Ganganagar.

Project: Ridhi Sidhi Enclave-2, X Block Extension-2, Sri Ganganagar.

I, Bharat Bhushan Charaya Advocate has investigated the title of Sidhi Vinayak Home Township Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah By Caste Aggarwal R/o RS-08, Ridhi Sidhi Enclave-I, Sri Ganganagar (name of the owner) to the immovable property Residential Converted Land, measuring 1.2384 Hect., situated in Sq. No. 35, Killa No. 18/1 (0.1150 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20/1 (0.240 Hect.), Killa No. 20/2 (0.013 Hect.), Killa No. 21/1 (0.2515 Hect.), Killa No. 22/1 (0.2515 Hect.), Killa No. 23/1 (0.1144 Hect.), Total 1.2384 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificates, the discussion I had with the Owner, the Revenue Authorities and searches carried out by me in the Office of the Sub-Registrar, Sri Ganganagar, inspection 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 :

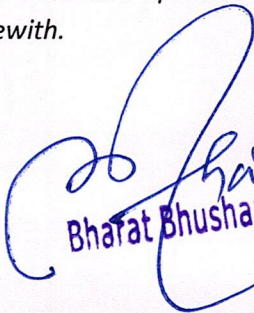
1. Description of the Immovable properties :

All the piece and parcels of immovable property Residential Converted Land, measuring 1.2384 Hect., situated in Sq. No. 35, Killa No. 18/1 (0.1150 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20/1 (0.240 Hect.), Killa No. 20/2 (0.013 Hect.), Killa No. 21/1 (0.2515 Hect.), Killa No. 22/1 (0.2515 Hect.), Killa No. 23/1 (0.1144 Hect.), Total 1.2384 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar and bounded as under :

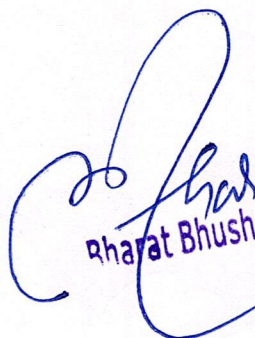
On or towards East by	As per map
On or towards West by	As per map
On or towards North by	As per map
On or towards South by	As per map

2. History of Title:

I have inspected the relevant record of the said property in the office of Sub Registrar Sri Ganganagar for the last 13 years i.e. from 2013 to 2025 and upto date. Inspection receipt no. 202502103032153 dt. 13.10.2025 is enclosed herewith.


Bharat Bhushan Charaya
Advocate

- # That, Agriculture land, measuring 1.2384 Hect., situated in Khata No. 82/27, Sq. No. 35, Killa No. 18/1, 19, 20/1, 20/2, 21/1, 22/1, 23/1 (1.2384 Hect.-Nahri) of Chak 4-ML, Teh. & Distt. Sri Ganganagar stands in the name of **Sidhi Vinayak Home Township Pvt. Ltd., 3-I-9, Jawahar Nagar, Sri Ganganagar**, as per Jamabandi for Samvat 2070-2073.
- # That, later on 1.2384 Hect., Agriculture land situated in Sq. No. 35, Killa No. 18/1 (0.1150 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20/1 (0.240 Hect.), Killa No. 20/2 (0.013 Hect.), Killa No. 21/1 (0.2515 Hect.), Killa No. 22/1 (0.2515 Hect.), Killa No. 23/1 (0.1144 Hect.), Total 1.2384 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar was converted for the purpose of residential use by the UIT, Sri Ganganagar u/s 90 (A) of Rajasthan Land Revenue Act 1956 vide his Order No. LU2012/SGN/2024-25/101150 dated 27.12.2024 in the name of **Sidhi Vinayak Home Township Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah By Caste Aggarwal R/o RS-08, Ridhi Sidhi Enclave-I, Sri Ganganagar**.
3. **Minor's Interest / HUF Property :**
No
4. **Mutation of 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 (Ceiling and Regulation) Act, 1976 (ULCRA):**
The said property does not come under Urban Land (C & R) Act 1976.
8. **Searches :**
i) **Searches in the Office of Sub-Registrar of Assurance:**
I have search the relevant record of the **Residential Converted Land**, measuring 1.2384 Hect., situated in Sq. No. 35, Killa No. 18/1 (0.1150 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20/1 (0.240 Hect.), Killa No. 20/2 (0.013 Hect.), Killa No. 21/1 (0.2515 Hect.), Killa No. 22/1 (0.2515 Hect.), Killa No. 23/1 (0.1144 Hect.), Total 1.2384 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar for the last 13 years (Search Receipt enclosed) and found that the aforesaid property stands in the name of **Sidhi Vinayak Home Township Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah By Caste Aggarwal R/o RS-08, Ridhi Sidhi Enclave-I, Sri Ganganagar**.
- ii) **Lispendens :**
There are no case pending regarding the aforesaid property in any court or in any office.


Bharat Bhushan Charaya
Advocate

9. Conclusion and Recommendations:

Keeping in view of the above it is to be certify that **Sidhi Vinayak Home Township Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah By Caste Aggarwal R/o RS-08, Ridhi Sidhi Enclave-I, Sri Ganganagar** are full owners above said property **Residential Converted Land, measuring 1.2384 Hect., situated in Sq. No. 35, Killa No. 18/1 (0.1150 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20/1 (0.240 Hect.), Killa No. 20/2 (0.013 Hect.), Killa No. 21/1 (0.2515 Hect.), Killa No. 22/1 (0.2515 Hect.), Killa No. 23/1 (0.1144 Hect.), Total 1.2384 Hect. of Chak 4-ML, Teh. & Distt. Sri Ganganagar.**

10. Certificate

I certify that **Sidhi Vinayak Home Township Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah By Caste Aggarwal R/o RS-08, Ridhi Sidhi Enclave-I, Sri Ganganagar** (name of owner) have a valid, clear and marketable title to the immovable property stated above and is free from all encumbrances.

Enclose:

Search Receipt No. 202502103032153

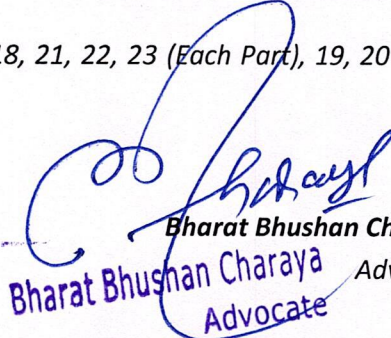
Dated : 13.10.2025

Sub-Registrar, Sri Ganganagar


Bharat Bhushan Charaya
Advocate

ANNEXURE 'A'

1. Photocopy of Jamabandi for Samvat 2070-2073 of Khata No. 82/27, Sq. No. 35 (1.2384 Hect.-Nahri) of Chak 4-ML, Teh. & Distt. Sri Ganganagar in the name of **Sidhi Vinayak Home Township Pvt. Ltd., 3-I-9, Jawahar Nagar, Sri Ganganagar.**
2. Photocopy of Conversion Order No. LU2012/SGN/2024-25/101150 dated 27.12.2024 issued by UIT, Sri Ganganagar in the name of **Sidhi Vinayak Home Township Pvt. Ltd., through Director Sh. Mukesh Shah S/o Sh. Shiv Prasad Shah By Caste Aggarwal R/o RS-08, Ridhi Sidhi Enclave-I, Sri Ganganagar.**
3. Photocopy of Approved Lay Out Plan of Killa No. 18, 21, 22, 23 (Each Part), 19, 20 of Sq. No. 35 of Chak 4-ML, Teh. Sri Ganganagar.


Bharat Bhushan Charaya
Advocate

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

Fee Receipt

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

Print Date : 13-10-2025 10:55 AM

Fee Receipt No	: 202502103032153	Receipt Date	: 13/10/2025
Name	: ADV. BHARAT BHUSHAN CHARAYA, SIDHI VINAYAK HOME TOWNSHIP PVT. LTD.	Document S. No.	: 202501103031850
Address	: SRIGANGANAGAR		
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	: ₹ 650
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 650
From Year 2013 To Year 2025		Total Amount	: ₹ 650

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 111909914 ₹ 450 # e-Gras Challan 110889545 ₹ 100 # e-Gras Challan 111855830 ₹ 50 # e-Gras Challan 111855695 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of Recipient
and date of return receipt

SUB-REGISTRAR

डुध पजीयन
गंगानगर (राज.)

