

Phone : 0154 - 3552644

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SANJEEV GUPTA

ADVOCATE

126 VINOBA BASTI SRIGANGANAGAR - 335001

**SEARCH REPORT &
TITLE CERTIFICATE**

Non-Encumbrance Certificate

Owner: RAAS INDIA PVT. LTD., through authorized Raj Kumar Sharma S/o Om Prakash Sharma R/o Sadulshahar.

Property: Property Situated at Chak 4-Z, Teh. & Distt. Sri Ganganagar, Sq. No. 35, Killa No. 1 (0.139 Hect.), Killa No. 2 (0.228 Hect.), Killa No. 9 (0.253 Hect.), Killa No. 10 (0.152 Hect.), Killa No. 11 (0.152 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20 (0.151 Hect.), Total 1.581 Hect.

Dated : 24.06.2025

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 4-Z, Teh. & Distt. Sri Ganganagar, Sq. No. 35, Killa No. 1 (0.139 Hect.), Killa No. 2 (0.228 Hect.), Killa No. 9 (0.253 Hect.), Killa No. 10 (0.152 Hect.), Killa No. 11 (0.152 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20 (0.151 Hect.), Total 1.581 Hect., Belonging to RAAS INDIA PVT. LTD., through authorized Raj Kumar Sharma S/o Om Prakash Sharma R/o Sadulshahar.

Dear Sir/Madam,

Project : Vrindavan Enclave

I, Sanjeev Gupta Advocate has investigated the title of RAAS INDIA PVT. LTD., through authorized Raj Kumar Sharma S/o Om Prakash Sharma R/o Sadulshahar (name of the owner) to the immovable property Chak 4-Z, Teh. & Distt. Sri Ganganagar, Sq. No. 35, Killa No. 1 (0.139 Hect.), Killa No. 2 (0.228 Hect.), Killa No. 9 (0.253 Hect.), Killa No. 10 (0.152 Hect.), Killa No. 11 (0.152 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20 (0.151 Hect.), Total 1.581 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 4-Z, Teh. & Distt. Sri Ganganagar, Sq. No. 35, Killa No. 1 (0.139 Hect.), Killa No. 2 (0.228 Hect.), Killa No. 9 (0.253 Hect.), Killa No. 10 (0.152 Hect.), Killa No. 11 (0.152 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20 (0.151 Hect.), Total 1.581 Hect. (Hereinafter referred as the Said Property)

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

As per Jamabandi Samvat 2071-2074, Chak 4-Z, Teh. & Distt. Sri Ganganagar, Khata No. 137/117, Sq. No. 35, Killa No. 1, 2, 9 to 12, 19 to 22 (1.985 Hect.) was in the name of Sumit Kumar S/o Shanti W/o Jaidev R/o Sri Ganganagar.

Later a Sale Deed executed by Sumit Kumar S/o Shanti W/o Jaidev R/o Sri Ganganagar in favour of RAAS INDIA PVT. LTD., through authorized Raj Kumar Sharma S/o Om Prakash Sharma R/o Sadulshahar, which is registered in the office of Sub-Registrar, Sri Ganganagar in Book No. I, Vol. No. 1771, Page No. 24, Sr. No. 202503103100825 dated 28.01.2025. [Chak 4-Z, Khata No. 137/117, Sq. No. 35, Killa No. 1, 2, 9, 10, 11, 12, 19, 20, Total 1.581 Hect.]

As per Jamabandi Samvat 2071-2074, Chak 4-Z, Teh. & Distt. Sri Ganganagar, Khata No. 167/137, Sq. No. 35, Killa No. 1, 2, 9, 10, 11, 12, 19, 20, Total 1.581 Hect. was in the name of RAAS INDIA PVT. LTD.

Later UIT, Sri Ganganagar passed an order no. 101255 dated 19.03.2025 under Sec 90-फ in favour of **RAAS INDIA PVT. LTD., through authorized Raj Kumar Sharma S/o Om Prakash Sharma R/o Sadulshahar. (Chak 4-Z, Teh. & Distt. Sri Ganganagar, Sq. No. 35, Killa No. 1 (0.139 Hect.), Killa No. 2 (0.228 Hect.), Killa No. 9 (0.253 Hect.), Killa No. 10 (0.152 Hect.), Killa No. 11 (0.152 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20 (0.151 Hect.), Total 1.581 Hect.)**

Since then **RAAS INDIA PVT. LTD., through authorized Raj Kumar Sharma S/o Om Prakash Sharma R/o Sadulshahar** 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 0106896226

Name of the Advocate Sanjeev Gupta

Search Receipt Date 24.06.2025

PART IV: CERTIFICATE:

I further certify that **RAAS INDIA PVT. LTD., through authorized Raj Kumar Sharma S/o Om Prakash Sharma R/o Sadulshahar** 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 **RAAS INDIA PVT. LTD., through authorized Raj Kumar Sharma S/o Om Prakash Sharma R/o Sadulshahar** is the full owner of Chak 4-Z, Teh. & Distt. Sri Ganganagar, Sq. No. 35, Killa No. 1 (0.139 Hect.), Killa No. 2 (0.228 Hect.), Killa No. 9 (0.253 Hect.), Killa No. 10 (0.152 Hect.), Killa No. 11 (0.152 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20 (0.151 Hect.), Total 1.581 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

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

Schedule-I
ANNEXURE-'A'

1. Photo Copy of Jamabandi Samvat 2071-2074, Chak 4-Z, Teh. & Distt. Sri Ganganagar, Khata No. 137/117, Sq. No. 35, Killa No. 1, 2, 9 to 12, 19 to 22 (1.985 Hect.) was in the name of Sumit Kumar S/o Shanti W/o Jaidev R/o Sri Ganganagar.
2. Photo Copy of Sale Deed executed by Sumit Kumar S/o Shanti W/o Jaidev R/o Sri Ganganagar in favour of RAAS INDIA PVT. LTD., through authorized Raj Kumar Sharma S/o Om Prakash Sharma R/o Sadulshahar, which is registered in the office of Sub-Registrar, Sri Ganganagar in Book No. I, Vol. No. 1771, Page No. 24, Sr. No. 202503103100825 dated 28.01.2025. [Chak 4-Z, Khata No. 137/117, Sq. No. 35, Killa No. 1, 2, 9, 10, 11, 12, 19, 20, Total 1.581 Hect.]
3. Photo Copy of Jamabandi Samvat 2071-2074, Chak 4-Z, Teh. & Distt. Sri Ganganagar, Khata No. 167/137, Sq. No. 35, Killa No. 1, 2, 9, 10, 11, 12, 19, 20, Total 1.581 Hect. was in the name of RAAS INDIA PVT. LTD.
4. Photo Copy of order no. 101255 dated 19.03.2025 passed by UIT, Sri Ganganagar under Sec 90-क in favour of RAAS INDIA PVT. LTD., through authorized Raj Kumar Sharma S/o Om Prakash Sharma R/o Sadulshahar. (Chak 4-Z, Teh. & Distt. Sri Ganganagar, Sq. No. 35, Killa No. 1 (0.139 Hect.), Killa No. 2 (0.228 Hect.), Killa No. 9 (0.253 Hect.), Killa No. 10 (0.152 Hect.), Killa No. 11 (0.152 Hect.), Killa No. 12 (0.253 Hect.), Killa No. 19 (0.253 Hect.), Killa No. 20 (0.151 Hect.), Total 1.581 Hect.)
5. Photo Copy of Proposed Lay Out Plan.

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

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0106896226



Payment Date: 24/06/2025 11:18:00

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 प्रप्तियां	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:

Bank: State Bank Of India	Challan No. - 3154560
Date: 24/06/2025 11:18:00	Bank CIN No: SBIN10689622624062025
	Refrence No: IK0DHFZQZ4

Computer generated copy on : 25/06/2025

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