



Mob : 98299-89674

ANIRUDH KHALIYA

ADVOCATE

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

TITLE CUM SEARCH CERTIFICATE

OWNER- Smt. Rajni W/o Sh. Navcen Kumar and Smt. Urmila Devi W/o
Sh. Jugal Kishor B/c Jaat R/o Ward No.36, Bhadra Distt.
Hanumangarh.

PROPERTY- Converted Residential land situated at Chak 8 Barani, Tehsil
Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158),
8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49,
Kila No.5(0.253), 6(0.253) Total 1.580 Hect.

Anirudh Khaliya

Advocate

Distt & Sessions Court, Sri Ganganagar

Mob-98299-89674

Ward No. 12-Lalgarh Jattan

Sri Ganganagar (Raj.)

Dated : 28-04-2026

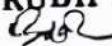
The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd and 3rd Floor, RSIC Building, Udyog Bhawan,
Tilak Marg, C-Scheme, Jaipur.

Sub: Title Legal Opinion on Investigation of Title (Search Report) certifying Non-Encumbrances of the property situated at Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 Hect. Or 15800 Sqm. Belonging to Smt. Rajni W/o Sh. Naveen Kumar and Smt. Urmila Devi W/o Sh. Jugal Kishor B/c Jaat R/o Ward No.36, Bhadra Distt. Hanumangarh.

Dear Sir/Madam,

Project: **NEELKANTH**

I, Anirudh Khaliya, Advocate has investigated the title of **Smt. Rajni W/o Sh. Naveen Kumar and Smt. Urmila Devi W/o Sh. Jugal Kishor B/c Jaat R/o Ward No.36, Bhadra Distt. Hanumangarh** (Name of the Owner) to the immovable property situated at **Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 Hect. Or 15800 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
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PART-I DESCRIPTION OF THE PROPERTY:

Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 Hect. Or 15800 Sqm. (Hereinafter referred as the said Property)

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

(1) The Agriculture land Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 Hect. was in the name of Smt. Sajan Kaur W/o Sh. Rameshwar Lal B/c Jaat R/o Ganeshpurabas, Tehsil Bhadra Distt.-Hanumangarh As per Jamabandi Samvat 2069 to 2072.

(2) The Agriculture land of Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.6(0.253) Total 0.917 Hect. was gifted Smt. Sajan Kaur W/o Sh. Rameshwar Lal B/c Jaat R/o Ganeshpurabas, Tehsil Bhadra Distt. Hanumangarh to Smt. Rajni W/o Sh. Naveen Kumar B/c Jaat R/o Bhadra Distt. Hanumangarh vide Gift-deed dated 19-05-2023, which was registered in the Office of S.R. Bhadra in book no.1, vol.no.573, page no.54, Sr.No.202303418101633 dated 19-05-2023.

(3) The Agriculture land of Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2/2(0.158), Sq.No.49, Kila No.5(0.253) Total 0.664 Hect. was gifted Smt. Sajan Kaur W/o Sh. Rameshwar Lal B/c Jaat R/o Ganeshpurabas, Tehsil Bhadra Distt. Hanumangarh to Smt. Urmila W/o Sh. Jugal Kishor B/c Jaat R/o Bhadra Distt. Hanumangarh vide Gift-deed dated 24-05-2023, which was registered in the Office of S.R. Bhadra in book no.1, vol.no.573, page no.123, Sr.No.202303418101702 dated 24-05-2023.

(4) Later-on aforesaid agriculture land Agriculture land of Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 Hect. was mutated in the name of Smt. Rajni W/o Sh. Naveen Kumar and Smt. Urmila Devi W/o Sh. Jugal Kishor B/c Jaat R/o Ward No.36, Bhadra Distt. Hanumangarh vide Mutation No.1709 dated 15-06-2023 and Mutation No.1713 dated 19-07-2023.

(5) Nagar Palika, Bhadra passed an Order No.9247 dated 15-03-2024 Under Sec. 90-क in favour of Smt. Rajni W/o Sh. Naveen Kumar and Smt. Urmila Devi W/o Sh. Jugal Kishor B/c Jaat R/o Ward No.36, Bhadra Distt. Hanumangarh regarding the land situated at Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 Hect. Or 15800 Sqm. was Agriculture to Residential.

(6) As per latest Jamabandi Samvat 2074 to 2077 the converted land at Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 Hect. Or 15800 Sqm. in the name of Nagar Palika, Bhadra after Order of Sec 90-क

(7) Since then Smt. Rajni W/o Sh. Naveen Kumar and Smt. Urmila Devi W/o Sh. Jugal Kishor B/c Jaat R/o Ward No.36, Bhadra Distt. Hanumangarh 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 - 0122624226 |
| Name of the Advocate | Anirudh Khaliya |
| Search Receipt Date | 28-04-2026 |

PART IV: CERTIFICATE:

I further certify that Smt. Rajni W/o Sh. Naveen Kumar and Smt. Urmila Devi W/o Sh. Jugal Kishor B/c Jaat R/o Ward No.36, Bhadra Distt. Hanumangarh has a valid, clear, marketable and free title over the subject property.

ANIRUDH KHALIYA
ADVOCATE
Distt. Court Campus, Sri Ganganagar
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Conclusion

Keeping in view of the above it is to be certify that Smt. Rajni W/o Sh. Naveen Kumar and Smt. Urmila Devi W/o Sh. Jugal Kishor B/c Jaat R/o Ward No.36, Bhadra Distt. Hanumangarh is the full owner of converted land situated at Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 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.

ANIRUDH KHALIYA Signature
(2/10) **ADVOCATE**
Distt.Court Campus, Sri Ganganagar
Mob.: 98299-89674 (Anirudh Khaliya)
Advocate

Schedule-I

ANNEXURE-A

- (1) Photocopy of Jamabandi Samvat 2069 to 2072 of Agriculture land Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 Hect. in the name of Smt. Sajan Kaur W/o Sh. Rameshwar Lal B/c Jaat R/o Ganeshpurabas, Tehsil Bhadra Distt. Hanumangarh.
- (2) Photocopy of Gift-deed dated 19-05-2023, Regd. on 19-05-2023 executed by Smt. Sajan Kaur W/o Sh. Rameshwar Lal B/c Jaat R/o Ganeshpurabas, Tehsil Bhadra Distt. Hanumangarh in favour of Smt. Rajni W/o Sh. Naveen Kumar B/c Jaat R/o Bhadra Distt. Hanumangarh.
- (3) Photocopy of Gift-deed dated 24-05-2023, Regd. on 24-05-2023 executed by Smt. Sajan Kaur W/o Sh. Rameshwar Lal B/c Jaat R/o Ganeshpurabas, Tehsil Bhadra Distt. Hanumangarh in favour of Smt. Urmila W/o Sh. Jugal Kishor B/c Jaat R/o Bhadra Distt. Hanumangarh.
- (4) Photocopy of Mutation No.1709 dated 15-06-2023 in the name of Smt. Rajni W/o Sh. Naveen Kumar B/c Jaat R/o Bhadra Distt. Hanumangarh
- (5) Photocopy of Mutation No.1713 dated 19-07-2023 in the name of Smt. Urmila Devi W/o Sh. Jugal Kishor B/c Jaat R/o Bhadra Distt. Hanumangarh
- (6) Photocopy of Order No.9247 dated 15-03-2024 Under Sec. 90-~~क~~ issued by Nagar Palika, Bhadra in favour of Smt. Rajni W/o Sh. Naveen Kumar and Smt. Urmila Devi W/o Sh. Jugal Kishor B/c Jaat R/o Bhadra Distt. Hanumangarh regarding the converted residential land situated at Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 Hect. Or 15800 Sqm.
- (7) Photocopy of Jamabandi Samvat 2074 to 2077 the converted land at Chak 8 Barani, Tehsil Bhadra Distt. Hanumangarh, Sq.No.48, Kila No.1(0.253), 2(0.158), 8/5(0.150), 8/6(0.008), 9(0.253), 10(0.253), Sq.No.49, Kila No.5(0.253), 6(0.253) Total 1.580 Hect. Or 15800 Sqm. in the name of Nagar Palika, Bhadra after Order of Sec 90-~~क~~
- (8) Photocopy of Proposed Layout Plan.

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

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0122624226



Payment Date: 28/04/2026 12:44:00

Office Name: Hanumangarh Tehsildar (Revenue), Bhadra

Location: BHADRA

Period: 28/04/2026-To-30/04/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	200.00

Commision(-): 0.00

Total/NetAmount: 200.00

Two Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ADV. ANIRUDH KHALIYA	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Sri ganganagar(335001)
Address:Sri ganganagar	Remarks:SMT. RAJNI W/O SH. NAVEEN KUMAR AND SMT. URMILA DEVI W/O SH. JUGAL KISHOR CHAK 8 BARANI FROM 2025 TO 2026

Payment Details:

Bank: UPI	Challan No. - 0
Date: 28/04/2026 12:44:00	Bank CIN No: CNRB12262422628042026
	Refrence No: IK20260428113065

Computer generated copy on : 28/04/2026

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