



Mob : 98299-89674

ANIRUDH KHALIYA

ADVOCATE

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

TITLE CUM SEARCH CERTIFICATE

OWNER- Sh. Nirmal Kumar Bhura S/o Sh. Dwip Chand Bhura B/c
Oswal R/o 30 GB, Tehsil Sri Vijaynagar Distt. Sri
Ganganagar.

PROPERTY- Converted Residential land of Chak 30 GB, Tehsil Sri
Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8),
Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253),
9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11

Anirudh Khaliya

Advocate
Distt & Sessions Court, Sri Ganganagar

Mob-98299-89674

Ward No. 12-Lalgarh Jattan
Sri Ganganagar (Raj.)

Dated : 10-12-2025

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 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8), Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253), 9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11 Sqm. Belonging to Sh. Nirmal Kumar Bhura S/o Sh. Dwip Chand Bhura B/c Oswal R/o 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar .

Dear Sir/Madam,

Project: **NIRMAL VIJAY RESIDENCY**

I, Anirudh Khaliya, Advocate has investigated the title of **Sh. Nirmal Kumar Bhura S/o Sh. Dwip Chand Bhura B/c Oswal R/o 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar** (Name of the Owner) to the immovable property situated at **Chak 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8), Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253), 9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11 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, Sri Vijaynagar. My report on the title is as under:

PART-I DESCRIPTION OF THE PROPERTY:

Chak 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8), Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253), 9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11 Sqm. (Hereinafter referred as the said Property)

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



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

(1) The Industrial converted land of Chak 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8), Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253), 9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11 Sqm. was in the name of D.K.Industries Nirmal Kumar S/o Sh. Deep Chand B/c Bhura R/o 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, As per Jamabandi Samvat 2074 to 2077.

(2) After that Nagar Palika, Sri Vijaynagar passed an Order No.LSGCLU90A/2025-26/106949 dated 20.12.2025 Under Sec. 90-क in favour of Sh. Nirmal Kumar Bhura S/o Sh. Dwip Chand Bhura B/c Oswal R/o 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar regarding the land situated at Chak 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8), Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253), 9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11 was Industrial to Residential

(3) As per latest Jamabandi Samvat 2074-2077 the converted land of at Chak 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8), Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253), 9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11 was Residential purpose in the name of Nagar Palika, Sri Vijaynagar after Order of Sec 90-क

(4) Since then Sh. Nirmal Kumar Bhura S/o Sh. Dwip Chand Bhura B/c Oswal R/o 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar 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

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

3.5 Whether Search Report is obtained and submitted?

Search Receipt Details

Search Receipt No.

GRN-0116414510

Name of the Advocate

Anirudh Khaliya

Search Receipt Date

10-01-2026

PART IV: CERTIFICATE:

I further certify that Sh. Nirmal Kumar Bhura S/o Sh. Dwip Chand Bhura B/c Oswal R/o 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar 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. Nirmal Kumar Bhura S/o Sh. Dwip Chand Bhura B/c Oswal R/o 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar is the full owner of converted land situated Chak 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8), Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253), 9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11

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

Signature

(Anirudh Khaliya)

Advocate

Schedule-I

ANNEXURE-A

- (1) Photocopy of Jamabandi Samvat 2074 to 2077 the Industrial land of Chak 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8), Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253), 9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11 in the name of D.K.Industries Nirmal Kumar S/o Sh. Deep Chand B/c Bhura R/o 30 GB, Tehsil Sri Vijaynagar Distt. Sri Gangangar
- (2) Photocopy of Order No.LSGCLU90A/ 2025-26/106949 dated 20.12.2025 Under Sec. 90-क issued by Nagar Palika, Sri Vijaynagar in favour of Sh. Nirmal Kumar Bhura S/o Sh. Dwip Chand Bhura B/c Oswal R/o 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar regarding converted the land of Chak 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8), Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253), 9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11 was Industrial to Residential
- (3) Photocopy of latest Jamabandi Samvat 2074-2077 the converted Chak 30 GB, Tehsil Sri Vijaynagar Distt. Sri Ganganagar, Stone No.176/419 (Sq.No.8), Kila No.2/2 (0.186), 3(0.253), 4(0.202), 7(0.202), 8(0.253), 9/1(0.186), 12/4(0.093), 13/1(0.126), 14/1(0.101) Total 1.6028.11 in the name of Nagar Palika, Sri Vijaynagar after Order of Sec 90-क
- (4) Photocopy of Proposed Layout Plan.

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

(Anirudh Khaliya)

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0116414510



Payment Date: 10/01/2026 14:52:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SRI VIJAYNAGAR
Location: SRI VIJAINAGAR
Period: 10/01/2026-To-31/01/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	200.00
Commission(-):		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:SH. NIRMAL KUMAR CHAK 30 GB 2025 TO 2026

Payment Details:		Challan No. - 0
Bank: UPI	Bank CIN No:	CNRB11641451010012026
Date: 10/01/2026 14:52:00	Refrence No:	IK20260110151735

Computer generated copy on : 10/01/2026

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

