

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0111989319



Payment Date: 13/10/2025 19:14:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, CHURU

Location: CHURU

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00
Commision(-):		0.00
Total/NetAmount:		50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Advocate Avinash	Tin/Actt.No./VehicleNo./Taxid :	
Pan No.(If Applicable):	City(Pincode):	Jaipur(302039)
Address:Murlipura scheme jaipur	Remarks:Khasra No 530/193 Area 3.5157-Hectare Owner - CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal	

Payment Details:

Challan No. - 0	
Bank: UPI	Bank CIN No: CNRB11198931913102025
Date: 13/10/2025 19:14:00	Refrence No: IK20251013140704

Computer generated copy on : 13/10/2025

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

J&J
Jain & Jain Law Chambers

ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Office & Res: - 14/148, Malviya Nagar, Jaipur – 302017

Mobile: - 9772204880

Email: - ankitjainadvocate@hotmail.com

Land Due Diligence cum Legal opinion Report

Date: - 13.10.2025

Dear Sir/Mam,

Subject: - Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral/property/Scheme Name Khasra/survey/Khatoni number 530/193 at Village Rampurapattajhariya Patwar Halka and Tehsil Khinvasar Distt. Churu.

Part I <u>DESCRIPTION OF THE PROPERTY:</u>		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land revenue records or Title deeds.	CGRM Developers Private Limited Jaipur Through Director Mr Madangopal Agarwal S/o Mr Shyamlal
2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Rampurapattajhariya, Patwar Halka Khinvasar, Tehsil Churu, District Churu Four side boundaries if any: - East West North South
3.	Survey/Khasra number	Khasra No 530/193
4.	Land Area in Hectare/Sq. Meter/Feet	Area 3.5157-Hectare



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Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

5.	Encumbrances/Charge/mortgage (if any pending as per the land revenue records)	NA
6.	Details of mortgagee Institutions (if any) or create an valid mortgage by bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	NA
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral	CGRM Developers Private Limited Jaipur Through Director Mr Madangopal Agarwal S/o Mr Shyamlal
Part II <u>List of Documents submitted before me/us for scrutiny and legal Opinion on basis of the aforesaid scanned copies furnished to us (Specify the documents are original or xerox copy)</u>		
	Revenue Record of Samwat 2071-2074	
	Revenue Record of Samwat 2071-2074 – current	
	Mutation Entry – 966, 973, 979	
	Sale deed 1 st – as per revenue record mutation no. 966 Khasra No 530/193 total area 3.5157-hectare sale own area 1/2 share owner. (1) Mr Anilkumar Sethi S/o Mr Hanuman prasad Sethi (1/4 share), (2) Mr Balkrishan Sharma S/o Mr Madho prasad Sharma (1/4 share), Sale deed in Favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Registered Sale deed date 23.04.2025, Sr no 202503337102030, Book number 1, Volume no. 652 page no. 413 to 421 Sub Registrar office – Churu	
	Sale deed 2 nd – as per revenue record mutation no. 973 Khasra No 530/193 total	

Do

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Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

	area 3.5157-hectare sale own area 1/2 share owner by (1)Mrs Neelu Sarawagi W/o Mr Ankit Sarawagi (1/2 share), Sale deed in favor of CGRM Developers Private Limited Jaipur Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), registered Sale deed dated 03.07.2025, Sr no 202503337103454, Book no.1 ,Volume no.659 , page no. 133 and additional book no.1 volume no. 2361 of page no. 235 to 244 Sub Registrar office – Churu
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Part III NATURE OF PROPERTY

Agriculture/Commercial/Industrial / Farm House (as highlighted in bold)

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

1. In the revenue record of Samwat 2071-2074 (2014 to 2017) - Khasra No 530/193 owned by Mr Anilkumar Sethi S/o Mr Hanuman Prasad Sethi (1/4 share), Mrs Neelu Sarawagi W/o Mr Ankit Sarawagi (1/2 share), Mr Balkrishan Sharma S/o Mr Madho Prasad Sharma (1/4 share), Area 3.5157-Hectare, Village Rampurapattajhariya, Patwar Halka Khinvasar, Bhu. Abhi. NI. Khinvasar, Tehsil Churu, District Churu.

Sale deed 1st – as per revenue record mutation no. 966 Khasra No 530/193 total area 3.5157-hectare sale own area 1/2 share owner by Mr Anilkumar Sethi S/o Mr Hanuman Prasad Sethi (1/4 share), Mr Balkrishan Sharma S/o Mr Madho Prasad Sharma (1/4 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 23.04.2025, Sr no 202503337102030, Sub Registrar office – Churu.

Sale deed 2nd - as per revenue record mutation no. 973 Khasra No 530/193 total area 3.5157-hectare sale own area 1/2 share owner by Mrs Neelu Sarawagi W/o Mr Ankit Sarawagi (1/2 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 03.07.2025, Sr no 202503337103454, Sub Registrar office – Churu.



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Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

2. In the revenue record of Samwat 2071-2074 (2014 to 2017)-current - Khasra No 530/193 owned by CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, area 3.5157-hectare, Village Rampurapattajhariya, Patwar Halka Khinvasar, Bhu. Abhi. Ni. Khinvasar, Tehsil Churu, District Churu.

Conversion – as per revenue record mutation no. 979 Khasra No 530/193 Area 3.5157-hectare owned by CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal conversion to non-agricultural land for use of industrial area.

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal is the absolute owner in possession having clear marketable title over the property described in Para I, and the said property is available as security against the loan if all Original referred Para VI of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

PART VI SEARCH /CHALLAN CERTIFICATE

This is to certify that a search or challan has been conducted by me/us in this sub registrar office Churu for a period of 2025-2026 and no registered further transaction found except the above registered sale deed.

PART VII SUGGESTION/REMARK IF ANY

Please take ROC of CGRM Developers Pvt. Ltd.

Regards



Ankit Jain

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0111989376



Payment Date: 13/10/2025 19:16:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, CHURU

Location: CHURU

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00
Commision(-):		0.00
Total/NetAmount:		50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Advocate Avinash	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302039)
Address:Murlipura scheme jaipur	Remarks:Khasra No 531/193 Area 3.5410-Hectare Owner - CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal

Payment Details:

Challan No. - 0	
Bank: UPI	Bank CIN No: CNRB11198937613102025
Date: 13/10/2025 19:16:00	Refrence No: IK20251013140715

Computer generated copy on : 13/10/2025

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

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Jain & Jain Law Chambers

ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Office & Res: - 14/148, Malviya Nagar, Jaipur – 302017

Mobile: - 9772204880

Email: - ankitjainadvocate@hotmail.com

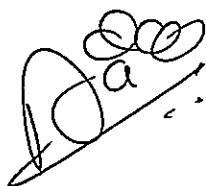
Land Due Diligence cum Legal opinion Report

Date: - 13.10.2025

Dear Sir/Mam,

Subject: - Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral/property/Scheme Name Khasra/survey/Khatoni Number 531/193 number at Village Rampurapattajhariya Patwar Halka Khinvasar Distt. Churu.

Part I <u>DESCRIPTION OF THE PROPERTY:</u>		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land revenue records or Title deeds.	CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal
2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Rampurapattajhariya, Patwar Halka Khinvasar, Tehsil Churu, District Churu Four side boundaries if any: - East West North South
3.	Survey/Khasra number	Khasra No 531/193
4.	Land Area in Hectare/Sq. Meter/Feet	Area 3.5410-Hectare
5.	Encumbrances/Charge/mortgage	NA



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Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

	(if any pending as per the land revenue records)	
6.	Details of mortgagee Institutions (if any) or create an valid mortgage by bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	NA
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral	CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal

Part II List of Documents submitted before me/us for scrutiny and legal Opinion on basis of the aforesaid scanned copies furnished to us (Specify the documents are original or xerox copy)

1.	Revenue Record of Samwat 2071-2074
2.	Revenue Record of Samwat 2071-2074 – current
3.	Mutation Entry – 966, 973
4.	Sale deed 1 st – as per revenue record mutation no. 966 Khasra No 531/193 total area 3.5410-hectare sale own area 1/2 share owner by Mr Anilkumar Sethi S/o Mr Hanuman Prasad Sethi (1/4 share), Mr Balkrishan Sharma S/o Mr Madho Prasad Sharma (1/4 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 23.04.2025,book no.1,volume number 652,page no.97, Sr no 202503337102030, Sub Registrar office – Churu
5.	Sale deed 2 nd – as per revenue record mutation no. 973 Khasra No 531/193 total area 3.5410-hectare sale own area 1/2 share owner by Mrs Neelu Sarawagi W/o Mr Ankit



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ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

	Sarawagi (1/2 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 03.07.2025, Sr no 202503337103454, Sub Registrar office – Churu
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Part III NATURE OF PROPERTY

Agriculture/Commercial/Industrial / Farm House (as highlighted in bold)

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

1. In the revenue record of Samwat 2071-2074 (2014 to 2017) - Khasra No 531/193 owned by Mr Anilkumar Sethi S/o Mr Hanuman Prasad Sethi (1/4 share), Mrs Neelu Sarawagi W/o Mr Ankit Sarawagi (1/2 share), Mr Balkrishan Sharma S/o Mr Madho Prasad Sharma (1/4 share), Area 3.5410-Hectare, Village Rampurapattajhariya, Patwar Halka Khinvasar, Bhu. Abhi. Ni. Khinvasar, Tehsil Churu, District Churu.

Sale deed 1st – as per revenue record mutation no. 966 Khasra No 531/193 total area 3.5410-hectare sale own area 1/2 share owner by Mr Anilkumar Sethi S/o Mr Hanuman Prasad Sethi (1/4 share), Mr Balkrishan Sharma S/o Mr Madho Prasad Sharma (1/4 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 23.04.2025, Sr no 202503337102030, Sub Registrar office – Churu.

Sale deed 2nd - as per revenue record mutation no. 973 Khasra No 531/193 total area 3.5410-hectare sale own area 1/2 share owner by Mrs Neelu Sarawagi W/o Mr Ankit Sarawagi (1/2 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 03.07.2025, Sr no 202503337103454, Sub Registrar office – Churu.

2. In the revenue record of Samwat 2071-2074 (2014 to 2017)-current - Khasra No 531/193 owned by CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, area 3.5410-hectare, Village Rampurapattajhariya, Patwar Halka Khinvasar, Bhu. Abhi. Ni. Khinvasar, Tehsil Churu, District Churu.



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Jain & Jain Law Chambers

ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that **CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal** is the absolute owner in possession having clear marketable title over the property described in Para I, and the said property is available as security against the loan if all Original referred Para VI of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

PART VI SEARCH /CHALLAN CERTIFICATE

This is to certify that a search or challan has been conducted by me/us in this sub registrar office Churu for a period of 2025-2026 and no registered further transaction found except the above registered sale deed.

PART VII SUGGESTION/REMARK IF ANY

Please take ROC of CGRM Developers Pvt. Ltd.

Regards



Ankit Jain

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0111989073



Payment Date: 13/10/2025 19:08:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, CHURU

Location: CHURU

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00
Commission(-):		0.00
Total/NetAmount:		50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Advocate Avinash	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302039)
Address:Murlipura scheme jaipur	Remarks:Khasra No 36 Area 2.7316-Hectare Owner - CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal

Payment Details:

Bank:	UPI	Challan No. -	0
Date:	13/10/2025 19:08:00	Bank CIN No:	CNRB11198907313102025
		Refrence No:	IK20251013140626

Computer generated copy on : 13/10/2025

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

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Jain & Jain Law Chambers

ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Office & Res: - 14/148, Malviya Nagar, Jaipur – 302017

Mobile: - 9772204880

Email: - ankitjainadvocate@hotmail.com

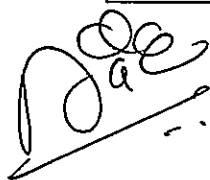
Land Due Diligence cum Legal opinion Report

Date: - 13.10.2025

Dear Sir/Mam,

Subject: - Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral /property /Scheme Name Khasra/survey/Khatoni number 36 at Village Rampurapattajhariya Patwar Halka Khinvasar Distt. Churu.

Part I <u>DESCRIPTION OF THE PROPERTY:</u>		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land revenue records or Title deeds.	CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal
2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Rampurapattajhariya, Patwar Halka Khinvasar, Tehsil Churu, District Churu Four side boundaries if any: - East West North South



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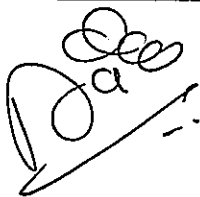
ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

3.	Survey/Khasra number	Khasra No 36
4.	Land Area in Hectare/Sq. Meter/Feet	Area 2.7316-Hectare
5.	Encumbrances/Charge/mortgage (if any pending as per the land revenue records)	NA
6.	Details of mortgagee Institutions (if any) or create an valid mortgage by bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	NA
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral	CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal

Part II List of Documents submitted before me/us for scrutiny and legal Opinion on basis of the aforesaid scanned copies furnished to us (Specify the documents are original or xerox copy)

	Revenue Record of Samwat 2071-2074
	Revenue Record of Samwat 2071-2074 – current
	Mutation Entry – 965 & 972
	Sale deed 1 st – as per revenue record mutation no. 965 Khasra No 36 total area 2.7316-hectare sale own area 1/2 share owner by Mr Anilkumar S/o Mr Hanuman prasad (1/10



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ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

	share), Mr Kuntesh Sharma S/o Mr Balkishan (1/10 share), Mrs Deepika Sharma W/o Mr Kuntesh Sharma (1/10 share), Mrs Shakuntla Sharma W/o Mr Balkishan (1/10 share), Mr Sanjaykumar S/o Mr Bimalkumar (1/10 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 24.04.2025, Sr no 202503337102107, Sub Registrar office – Churu
	Sale deed 2 nd – as per revenue record mutation no. 972 Khasra No 36 total area 2.7316-hectare sale own area 1/2 share owner by Mrs Neha Sarawagi W/o Mr Anuj Sarawagi (1/6 share), Mrs Nilu Sarawagi W/o Mr Ankit Sarawagi (1/6 share), Mrs Manju Sarawagi W/o Mr Pradeep Kumar Sarawagi (1/6 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 03.07.2025, Sr no 202503337103456, Sub Registrar office – Churu

Part III NATURE OF PROPERTY

Agriculture/Commercial/Industrial / Farm House (as highlighted in bold)

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

1. In the revenue record of Samwat 2071-2074 (2014 to 2017) - Khasra No 36 owned by Mr Anilkumar S/o Mr Hanuman prasad (1/10 share), Mr Kuntesh Sharma S/o Mr Balkishan (1/10 share), Mrs Deepika Sharma W/o Mr Kuntesh Sharma (1/10 share), Mrs Neha Sarawagi W/o Mr Anuj Sarawagi (1/6 share), Mrs Nilu Sarawagi W/o Mr Ankit Sarawagi (1/6 share), Mrs Manju Sarawagi W/o Mr Pradeep Kumar Sarawagi (1/6 share), Mrs Shakuntla Sharma W/o Mr Balkishan (1/10 share), Mr Sanjaykumar S/o Mr Bimalkumar (1/10 share), Area 2.7316-Hectare, Village Rampurapattajhariya, Patwar Halka Khinvasar, Bhu. Abhi. Ni. Khinvasar, Tehsil Churu, District Churu.

Sale deed 1st – as per revenue record mutation no. 965 Khasra No 36 total area 2.7316-hectare sale own area 1/2 share owner by Mr Anilkumar S/o Mr Hanuman prasad (1/10 share), Mr Kuntesh Sharma S/o Mr Balkishan (1/10 share), Mrs Deepika Sharma W/o Mr Kuntesh Sharma (1/10 share), Mrs Shakuntla Sharma W/o Mr Balkishan (1/10 share), Mr Sanjaykumar



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ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

S/o Mr Bimalkumar (1/10 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 24.04.2025, Sr no 202503337102107, Sub Registrar office – Churu.

Sale deed 2nd - as per revenue record mutation no. 972 Khasra No 36 total area 2.7316-hectare sale own area 1/2 share owner by Mrs Neha Sarawagi W/o Mr Anuj Sarawagi (1/6 share), Mrs Nilu Sarawagi W/o Mr Ankit Sarawagi (1/6 share), Mrs Manju Sarawagi W/o Mr Pradeep Kumar Sarawagi (1/6 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 03.07.2025, Sr no 202503337103456, Sub Registrar office – Churu.

2. In the revenue record of Samwat 2071-2074 (2014 to 2017)-current - Khasra No 36 owned by CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, Area 2.7316-Hectare, Village Rampurapattajhariya, Patwar Halka Khinvasar, Bhu. Abhi. Ni. Khinvasar, Tehsil Churu, District Churu.

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that **CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal** is the absolute owner in possession having clear marketable title over the property described in Para I, and the said property is available as security against the loan if all Original referred Para VI of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

PART VI SEARCH /CHALLAN CERTIFICATE

This is to certify that a search or challan has been conducted by me/us in this sub registrar office Churu for a period of 2025-2026 and no registered further transaction found except the above registered sale deed.



J&J
Jain & Jain Law Chambers

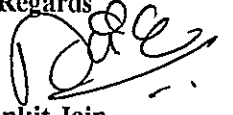
ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

PART VII SUGGESTION/REMARK IF ANY

Please take ROC of CGRM Developers Pvt. Ltd.

Regards



Ankit Jain

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0111989156



Payment Date: 13/10/2025 19:10:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, CHURU

Location: CHURU

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00
Commision(-):		0.00
Total/NetAmount:		50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Advocate Avinash	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302039)
Address:Murlipura scheme jaipur	Remarks:Khasra No 671/677 Area 14.5796-Hectare Owner - CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal

Payment Details:

Challan No. - 0	
Bank: UPI	Bank CIN No: CNRB11198915613102025
Date: 13/10/2025 19:10:00	Refrence No: IK20251013140654

Computer generated copy on : 13/10/2025

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

J&J
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Mobile: - 9772204880

Email: - ankitjainadvocate@hotmail.com

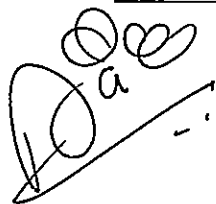
Land Due Diligence cum Legal opinion Report

Date: - 13.10.2025

Dear Sir/Mam,

Subject: - Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral/property/Scheme Name Khasra/survey/Khatoni number 671/667 number at Village Rampurapattajhariya Patwar Halka Khinvasar Distt. Churu.

Part I <u>DESCRIPTION OF THE PROPERTY:</u>		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land revenue records or Title deeds.	CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal
2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Rampurapattajhariya, Patwar Halka Khinvasar, Tehsil Churu, District Churu Four side boundaries if any: - East West North South
3.	Survey/Khasra number	Khasra No 671/677
4.	Land Area in Hectare/Sq. Meter/Feet	Area 14.5796-Hectare
5.	Encumbrances/Charge/mortgage (if any pending as per the land revenue records)	NA



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6.	Details of mortgagee Institutions (if any) or create an valid mortgage by bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	NA
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral	CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal

Part II List of Documents submitted before me/us for scrutiny and legal Opinion on basis of the aforesaid scanned copies furnished to us (Specify the documents are original or xerox copy)

1.	Revenue Record of Samwat 2071-2074
2.	Revenue Record of Samwat 2071-2074 – current
3.	Mutation Entry – 965, 972, 976, 979
4.	Sale deed 1 st – as per revenue record mutation no. 965 Khasra No 202 total area 24.9640-hectare sale own area 1/2 share owner by Mr Anilkumar S/o Mr Hanuman Prasad (1/10 share), Mr Kuntesh Sharma S/o Mr Balkishan (1/10 share), Mrs Deepika Sharma W/o Mr Kuntesh Sharma (1/10 share), Mrs Shakuntla Sharma W/o Mr Balkishan (1/10 share), Mr Sanjaykumar S/o Mr Bimalkumar (1/10 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 24.04.2025, Sr no 202503337102107, Sub Registrar office – Churu
5.	Sale deed 2 nd – as per revenue record mutation no. 972 Khasra No 202 total area 24.9640-hectare sale own area 1/2 share owner by Mrs Neha Sarawagi W/o Mr Anuj Sarawagi (1/6 share), Mrs Nilu Sarawagi W/o Mr Ankit Sarawagi (1/6 share), Mrs Manju

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	Sarawagi W/o Mr Pradeep Kumar Sarawagi (1/6 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 03.07.2025, Sr no 202503337103456, Sub Registrar office – Churu
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Part III NATURE OF PROPERTY

Agriculture/Commercial/Industrial / Farm House (as highlighted in bold)

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

1. In the revenue record of Samwat 2071-2074 (2014 to 2017) - Khasra No 202 owned by Mr Anilkumar S/o Mr Hanuman Prasad (1/10 share), Mr Kuntesh Sharma S/o Mr Balkishan (1/10 share), Mrs Deepika Sharma W/o Mr Kuntesh Sharma (1/10 share), Mrs Neha Sarawagi W/o Mr Anuj Sarawagi (1/6 share), Mrs Nilu Sarawagi W/o Mr Ankit Sarawagi (1/6 share), Mrs Manju Sarawagi W/o Mr Pradeep Kumar Sarawagi (1/6 share), Mrs Shakuntla Sharma W/o Mr Balkishan (1/10 share), Mr Sanjaykumar S/o Mr Bimalkumar (1/10 share), Area 24.9640-Hectare, Village Rampurapattajhariya, Patwar Halka Khinvasar, Bhu. Abhi. Ni. Khinvasar, Tehsil Churu, District Churu.

Sale deed 1st – as per revenue record mutation no. 965 Khasra No 202 total area 24.9640-hectare sale own area 1/2 share owner by Mr Anilkumar S/o Mr Hanuman Prasad (1/10 share), Mr Kuntesh Sharma S/o Mr Balkishan (1/10 share), Mrs Deepika Sharma W/o Mr Kuntesh Sharma (1/10 share), Mrs Shakuntla Sharma W/o Mr Balkishan (1/10 share), Mr Sanjaykumar S/o Mr Bimalkumar (1/10 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 24.04.2025, Sr no 202503337102107, Sub Registrar office – Churu.

Sale deed 2nd - as per revenue record mutation no. 972 Khasra No 202 total area 24.9640-hectare sale own area 1/2 share owner by Mrs Neha Sarawagi W/o Mr Anuj Sarawagi (1/6 share), Mrs Nilu Sarawagi W/o Mr Ankit Sarawagi (1/6 share), Mrs Manju Sarawagi W/o Mr Pradeep Kumar Sarawagi (1/6 share), Sale deed in favor of CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, (sale area 1/2 share), Sale deed date 03.07.2025, Sr no 202503337103456, Sub Registrar office – Churu.



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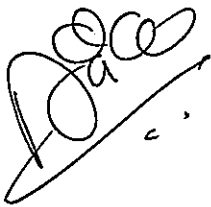
2. In the revenue record of Samwat 2071-2074 (2014 to 2017)-current - Khasra No 671/667 owned by CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal, Area 14.5796-Hectare, Village Rampurapattajhariya, Patwar Halka Khinvasar, Bhu. Abhi. Ni. Khinvasar, Tehsil Churu, District Churu.

Dedication - as per revenue record mutation no. 976 Khasra No 202 Area 24.9640-hectare owned by CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal Dedication some part of property due to way (dedication area 0.0432-hectare) and 1st new khasra no 666/202 area 0.0432-hectare owner by Sivay Chak (for way), 2nd new khasra no 667/202 area 24.9208 owner by CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal.

Conversion - as per revenue record mutation no. 979 Khasra No 667/202 Area 24.9208-hectare owned by CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal conversion agricultural / non-agricultural land and agricultural land his 1st new khasra no 670/667 area 10.0172-hectare 2nd new khasra no 672/667 area 0.3240-hectare owner CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal and non-agricultural land new khasra no 671/667 area 14.5796-hectare owner CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal.

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that **CGRM Developers Private Limited Through Director Mr Madangopal Agarwal S/o Mr Shyamlal** is the absolute owner in possession having clear marketable title over the property described in Para I, and the said property is available as security against the loan if all Original referred Para VI of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).



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PART VI SEARCH /CHALLAN CERTIFICATE

This is to certify that a search or challan has been conducted by me/us/team in this sub registrar office Churu for a period of 2025-2026 and no registered further transaction found except the above registered sale deed.

PART VII SUGGESTION/REMARK IF ANY

Please take ROC of CGRM Developers Pvt. Ltd.

Regards



Ankit Jain

Advocate