

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 23-02-2026 1:41 PM

Fee Receipt No	: 202602095001786	Receipt Date	: 23/02/2026
Name	: ADV KANHAIYA LAL MITRUKA, RAM KUMAR, LICHCHHU RAM SUTHAR, E.O NAGAR PALIKA NOHAR	Document S. No.	: 202601095001748
Address	: 1 NHR-A		
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	: ₹ 1100
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1100
From Year 2016 To Year 2026		Total Amount	: ₹ 1100

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 118745337 ₹ 1100

Signature of presenter or applicant for
copy or Search certificate


Cashier

Signature of recipient
and date of return-receipt


SUB-REGISTRAR

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

Fee Receipt

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

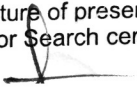
Print Date : 20-02-2026 4:16 PM

Fee Receipt No	: 202602087004171	Receipt Date	: 20/02/2026
Name	: KANHAIYA LAL MITRUKA ADV, RAMKUMAR, LICHHURAM EO NAGAR PALIKA	Document S. No.	: 202601087004098
Address	: NOHAR		
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	: ₹ 200
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 200
From Year 2014 To Year 2015		Total Amount	: ₹ 200

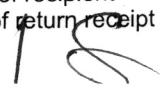
Mode of Payment (#Mode Number Amount #)

e-Gras Challan 118701763 ₹ 200

Signature of presenter or applicant for
copy or Search certificate



Signature of recipient
and date of return receipt



KANHAIYA LAL MITRUKA ADVOCATE

OFFICE CINEMA ROAD HOLIKA CHOWK, NOHAR

TEH. NOHAR, DIST HANUMANGARH

Enrolment No. R/315/1996

Mobile No. :- 9414511600

Ref No.

Date: - 23-02-2026

Search Report and **Title Certificate**

Owner : - **Ramkumar S/o Kunan Ram B/c Saini R/o 23 NTR Tehsil Nohar Distt. Hanumangarh (Raj.) & Lichu Ram Suthar S/o Chyanan Ram B/c Suthar R/o Nohar Tehsil Nohar Distt. Hanumangarh (Raj.)**

Project: - **Sitaram Nagar Residential Colony At Chak 1 NHR "A" & 1 NHR-B Nohar.**

Property : - **Agriculture converted land Total area 6440 Square Meters (00.6440 Hectare) situated in Chak 1 NHR "A", S.No./M.No. 309/439(62) Killa No. 4/1, 5 = 00.3910 Hectare of Chak 1 NHR "A" & Chak 1 NHR-B, S.No./M.No. 310/439(61) Killa No. 1 = 00.2530 Hectare of Chak 1 NHR-B Tehsil Nohar District Hanumangarh.**



The Registrar
Rajasthan Real Estate Regulatory Authority
2^{ad} & 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 Agriculture converted land Total area 6440 Square Meters (00.6440 Hectare) situated in Chak 1 NHR "A", S.No./M.No. 309/439(62) Killa No. 4/1, 5 = 00.3910 Hectare of Chak 1 NHR "A" & Chak 1 NHR-B, S.No./M.No. 310/439(61) Killa No. 1 = 00.2530 Hectare of Chak 1 NHR-B Tehsil Nohar District Hanumangarh belonging to Ramkumar S/o Kunan Ram B/c Saini R/o 23 NTR Tehsil Nohar Distt. Hanumangarh (Raj.) & Lichu Ram Suthar S/o Chyanan Ram B/c Suthar R/o Nohar Tehsil Nohar Distt. Hanumangarh (Raj.).

Project : **Sitaram Nagar Residential Colony At Chak 1 NHR "A" & 1 NHR-B Nohar**

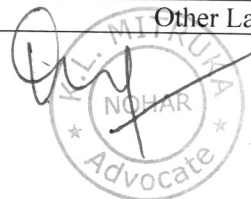
I Kanhaiya Lal Mitruka Advocate, Nohar has investigated the tide of Ramkumar S/o Kunan Ram B/c Saini R/o 23 NTR Tehsil Nohar Distt. Hanumangarh (Raj.) & Lichu Ram Suthar S/o Chyanan Ram B/c Suthar R/o Nohar Tehsil Nohar Distt. Hanumangarh (Raj.) (Name of the owner) to the immovable property Agriculture converted land Total area 6440 Square Meters (00.6440 Hectare) situated in Chak 1 NHR "A", S.No./M.No. 309/439(62) Killa No. 4/1, 5 = 00.3910 Hectare of Chak 1 NHR "A" & Chak 1 NHR-B, S.No./M.No. 310/439(61) Killa No. 1 = 00.2530 Hectare of Chak 1 NHR-B Tehsil Nohar District Hanumangarh on the basis of the title deeds and other documents (more particularly described in Schedule I), Encumbrance Certificate, the discussion I had with the Owner, the Revenue Authorities and searches carried out by me in the Office of The Sub-Registrar, **Nohar & DIG Stamp Hmg.**, 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 Agriculture converted land Total area 6440 Square Meters (00.6440 Hectare) situated in Chak 1 NHR "A", S.No./M.No. 309/439(62) Killa No. 4/1, 5 = 00.3910 Hectare of Chak 1 NHR "A" & Chak 1 NHR-B, S.No./M.No. 310/439(61) Killa No. 1 = 00.2530 Hectare of Chak 1 NHR-B Tehsil Nohar District Hanumangarh and boundary as under:

On or towards East by	Other Land
On or towards West by	Road
On or towards North by	Other Land
On or towards South by	Other Land

2. History of title :



I have inspected the relevant record of the said property in the office of DIG Stamp Hmg. & Sub-Registrar Nohar for the last 13 years Le. from 2014 to 2026 and upto date. Inspection Receipt no. 202602095001786 dated 23.02.2026 & Receipt no. 202602087004171 dated 20.02.2026 Is enclosed herewith respectively.

That, Agriculture land, measuring 00.6440 Hectare situated at **Agriculture converted land Total area 6440 Square Meters (00.6440 Hectare) situated in Chak 1 NHR "A", S.No./M.No. 309/439(62) Killa No. 4/1, 5 = 00.3910 Hectare of Chak 1 NHR "A" & Chak 1 NHR-B, S.No./M.No. 310/439(61) Killa No. 1 = 00.2530 Hectare of Chak 1 NHR-B Tehsil Nohar District Hanumangarh of Ramkumar S/o Kunan Ram B/c Saini R/o 23 NTR Tehsil Nohar Distt. Hanumangarh (Raj.) & Lichu Ram Suthar S/o Chyanan Ram B/c Suthar R/o Nohar Tehsil Nohar Distt. Hanumangarh (Raj.)** as per Jamabandi(Chak 1 NHR "A") for Samvat 2075-78 & Jamabandi(Chak 1 NHR-B) for Samvat 2071-74

That later on agriculture land Total Area 00.6440 Hectare situated in **Chak 1 NHR "A", S.No./M.No. 309/439(62) Killa No. 4/1, 5 = 00.3910 Hectare of Chak 1 NHR "A" & Chak 1 NHR-B, S.No./M.No. 310/439(61) Killa No. 1 = 00.2530 Hectare of Chak 1 NHR-B Tehsil Nohar District Hanumangarh** was converted for the purpose of Residential use by the Authorized officer of Municipal Board Nohar vide His order No. LSGCLU90A/2025-26/105108 dated 26.08.2025 in the name of **Ramkumar S/o Kunan Ram B/c Saini R/o 23 NTR Tehsil Nohar Distt. Hanumangarh (Raj.) & Lichu Ram Suthar S/o Chyanan Ram B/c Suthar R/o Nohar Tehsil Nohar Distt. Hanumangarh (Raj.)**.

3. **Monor's Interest/HUF Property:**

No

4. **Possession :**

No

5. **Payment of municipal/local taxes/cess/development charges etc. :**

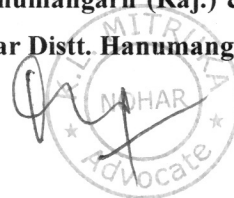
YES

6. **Applicability of the Urban Land (Celling and Regulation) Act, 1976 (ULCRA):**

The said property does not come under Urban Land (C & II) Act 1976.

7. **Searches :**

i) I have search the relevant records of the **Agriculture converted land Total area 6440 Square Meters (00.6440 Hectare) situated in Chak 1 NHR "A", S.No./M.No. 309/439(62) Killa No. 4/1, 5 = 00.3910 Hectare of Chak 1 NHR "A" & Chak 1 NHR-B, S.No./M.No. 310/439(61) Killa No. 1 = 00.2530 Hectare of Chak 1 NHR-B Tehsil Nohar District Hanumangarh** in the office of **DIG Stamp Hmg. & Sub Registrar, Nohar** for the last 13 years (Search Receipt enclosed) and found that the aforesaid property stands in the name of **Ramkumar S/o Kunan Ram B/c Saini R/o 23 NTR Tehsil Nohar Distt. Hanumangarh (Raj.) & Lichu Ram Suthar S/o Chyanan Ram B/c Suthar R/o Nohar Tehsil Nohar Distt. Hanumangarh (Raj.)**.



ii) Lispendence :

There are no case pending regarding the aforesaid property in any court or in any office

8. **Conclusion and recommendations:**

Keeping in view of the above it is to be certify that **Ramkumar S/o Kunan Ram B/c Saini R/o 23 NTR Tehsil Nohar Distt. Hanumangarh (Raj.) & Lichu Ram Suthar S/o Chyanan Ram B/c Suthar R/o Nohar Tehsil Nohar Distt. Hanumangarh (Raj.)** Is co-owner of above property Agriculture converted land Total area 6440 Square Meters (00.6440 Hectare) situated in Chak 1 NHR "A", S.No./M.No. 309/439(62) Killa No. 4/1, 5 = 00.3910 Hectare of Chak 1 NHR "A" & Chak 1 NHR-B, S.No./M.No. 310/439(61) Killa No. 1 = 00.2530 Hectare of Chak 1 NHR-B Tehsil Nohar District Hanumangarh.

9. **Certificate :**

I certify that **Ramkumar S/o Kunan Ram B/c Saini R/o 23 NTR Tehsil Nohar Distt. Hanumangarh (Raj.) & Lichu Ram Suthar S/o Chyanan Ram B/c Suthar R/o Nohar Tehsil Nohar Distt. Hanumangarh (Raj.)** (Name of owner) has valid, clear and marketable title to the immovable property stated above and is free front all encumbrances.



Yours Faithfully

Kanhaiya Lal Mitruka Advocate

Nohar

Schedule – I

1. Photocopy of Jamabandi(Chak 1 NHR "A") for Samvat 2075-78 of Chak 1 NHR "A", S.No./M.No. 309/439(62) Killa No. 4/1, 5 = 00.3910 Hectare & Jamabandi(Chak 1 NHR-B) for Samvat 2071-74 of Chak 1 NHR-B, S.No./M.No. 310/439(61) Killa No. 1 = 00.2530 Hectare in the name of **Ramkumar S/o Kunan Ram B/c Saini R/o 23 NTR Tehsil Nohar Distt. Hanumangarh (Raj.) & Lichu Ram Suthar S/o Chyanan Ram B/c Suthar R/o Nohar Tehsil Nohar Distt. Hanumangarh (Raj.)**
2. Photocopy of Conversion Order No. LSGCLU90A/2025-26/105108 dated 26.08.2025 issued by Authorized Officer of Municipal Board, Nohar in the name of **Ramkumar S/o Kunan Ram B/c Saini R/o 23 NTR Tehsil Nohar Distt. Hanumangarh (Raj.) & Lichu Ram Suthar S/o Chyanan Ram B/c Suthar R/o Nohar Tehsil Nohar Distt. Hanumangarh (Raj.)**.
3. Photocopy of Officer Order of Executive Officer of Municipal Board Nohar.
4. Photocopy of approved Layout Plan of **Agriculture converted land Total area 6440 Square Meters (00.6440 Hectare) situated in Chak 1 NHR "A", S.No./M.No. 309/439(62) Killa No. 4/1, 5 = 00.3910 Hectare of Chak 1 NHR "A" & Chak 1 NHR-B, S.No./M.No. 310/439(61) Killa No. 1 = 00.2530 Hectare of Chak 1 NHR-B Tehsil Nohar District Hanumangarh**



Yours Faithfully

Kanhaiya Lal Mitruka Advocate

Nohar