

Dear Sir

NON-ENCUMBRANCE CERTIFICATE

Sub- Title opinion report certifying that the Khasra no 6/8 min area 0.405 heet situated at Village **Bichpuri Tehsil - Bazpur Distt- Udhm Singh Nagar** belonging to **Mayank College of Education situated at Vill Bichpuri Tehsil Bazpur Distt Udhm Singh Nagar through Shri Ravindra Yadav Son of Shri Sujan Singh Chairmen Sisotiya Education Society Manser Gurgaon Distt Gurgaon.**

Description and area of property proposed to be mortgaged with boundaries and measurements-

TITLE REPORT

1-	Description and Area of the property proposed Specific number(s) and address of the property along with boundaries and measurement.	That land Khatouni no- 17 Khasra no 6/8 min area 0.405 heet situated in village Bichpuri Tehsil Bazpur District Udhm Singh Nagar bounded by East-Land of P.D.G. College, West-Land of S.D. College of education, North-Land of Paramjeet Kaur & other, South-Land of School and Stadium.
2-	Nature of property (Whether Agriculture, Non-Agriculture, Commercial, Residential or Individual, If Non-Agriculture, the reference & date of conversion order, from the competent authority should also be mentioned	Land is Non-Agricultural and land is declared non Agriculture by the order of Asst-Collector Kashipur Diatt- Udhm Singh Nagar U/S 143 Z.A. & L.R Act in case no 22/44 (2010-2011) on dated 24.12.2010
3-	Name of the Owner and status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In cas the Mortgagor is Partner/Director/Trustee who is mortgaging the property on behalf of Partnership/Company/ Trust whether he/she has the authority. Copy of the Resolution/Memorandum & Article of Association/Trust Deed etc. whether examined and verified.	Mayank College of Education situated at Vill Bichpuri Tehsil Bazpur Distt Udhm Singh Nagar through Shri Ravindra Yadav Son of Shri Sujan Singh President of Sisotiya Education Society Manser Gurgaon Distt Gurgaon is sole proprietor by Gift deed of 28.09.2010.
4-	Whether the minor lunatic or un-discharged insolvent is involved. Confirm that the owner has sufficient capacity to contract. Precautionary steps to be taken	YES, owner has sufficient capacity to contract. Minor interest is not involved in said property.
5-	Whether the property is Freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained	Property is Freehold of Varg 1 ka Bhumidheri with transferable rights, Village Bichpuri is under consolidation and proceeding in process.
6-	Source of property that is self acquired ancestral. If ancestral then mode of succession, whether original bill probate is available.	Self acquired through Gift deed and mortgagor is absolute owner by gift deed
7-	Whether the is co-owner joint owners and as any partition of the property is made between the members of the family through partition deed. If yes whether original registered partition deed is available or it is only a family settlement	Mayank College of Education situated at Vill Bichpuri Tehsil Bazpur Distt Udhm Singh Nagar through Shri Ravindra Yadav Son of Shri Sujan Singh Chairmen Sisotiya Education Society Manser Gurgaon Distt Gurgaon is absolute owner by gift deed.
8-	Whether the owner is in exclusive possession of the property or it is third party	Yes, the owner is in possession over the said property.

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Rajesh Kumar Pandey
 Advocate

	name is reflecting and if not, the reason there of	area 0.405 hect situated in village Bhenpuri Tehsil Bazpur District Udhm Singh Nagar.
10-	Whether any restriction in posted under central/state/local laws. If yes than specify whose consent or permission would be required for creation of mortgage	No, there is no restriction Mayank College of Education situated at Vill Bichpuri Tehsil Bazpur Distt Udhm Singh Nagar through Shri Ravindra Yadav Son of Shri Sujan Singh Chairmen Sisotiya Education Society Manser Gudgaon Distt Godgaon is absolute owner by gift deed.
11-	Whether all the original title deeds including antecedent title deeds and other relevant documents are available. Please give detail list	Gift deed of Mayank College of Education is available and certified copy of gift deed is obtained from Sub Registrar Bazpur.
12-	Whether the advocate has personally visited Sub-Registrar/Revenue Municipal office and examined the records	Yes, I have made search in the office of Sub-Registrar Bazpur from 01.01.1989 to 30.11.2019 for 30 preceding years and found that the land is free from encumbrances, Lien and charges.
13-	Whether the search is being made for period of thirty years. If no. Reason there of	Yes, search has been made for thirty proceeding years
14-	Detail if documents examine / scrutinized (This should be in chronological order with serial No. type/ natural of document and date of execution , parties, date of registration details including the details of revenue/Society records etc)	1- Sale deed dt. 28.09.2010 registered before Sub Registrar Bazpur at Bahi no 1 Zild no. 880 Pages 343 to 364 at serial no 5679. 2-Khatauni 1398 to 1403 Fasli
15-	Tracing of chain of title in favor of owner starting from the earliest the document available. The nature of document/deed conveying the title should be mentioned with description of parties along with the type of right it creates	That Shri Dalvendar Singh S/o Shri Karnail Singh was owner of land of Khatauni no 17 as a Bhumidhari with transferable rights in revenue records of Village Bichpuri Since 1382 Fasli year or (1974). After death of Shri Dalvendar Singh S/o Shri Karnail Singh land of Khatauni no 17 is transferred to his legal heirs Shri Ranjeet Singh, Shri Satwant Singh, Shri Avtar Singh all S/o Shri Dalvendar Singh and Smt Paramjeet Kaur W/o Shri Dalvendar Singh on 24.06.2005 and name of Shri Ranjeet Singh, Shri Satwant Singh, Shri Avtar Singh all S/o Shri Dalvendar Singh and Smt Paramjeet Kaur W/o Shri Dalvendar Singh is recorded in revenue records of Village Bichpuri Tehsil Bazpur Udhm Singh Nagar. After that Shri Satwant Singh, Shri Avtar Singh Both S/o Shri Dalvendar Singh is transferred land of Khatauni no 17 Khasra no 6/2 min area 2.024 hect to Shri Arun Kumar Khanna S/o Shri Surendra Kumar Khanna and Smt Jyoti Khanna W/o Shri Tarun Kumar Khanna through registered Sale deed before Sub registrar Bazpur distt Udhm Singh Nagar which is registered at serial no 565 on 18.03.2009 and name of Shri Arun Kumar Khanna and Smt Jyoti Khanna is recorded in revenue records of village-Bichpuri Tehsil - Bazpur Distt- Udhm singh Nagar. After that Shri Arun Kumar Khanna and Smt Jyoti Khanna is transferred land of Khasra no 6/2 min area 2.024 hect to Dorvin College of Professional Studies (Pvt.) Bazpur through Shri Sanjeev Agrwal S/o Shri Ishwardhand secretary of Dorvin Educational Welfare Society (Reg.)

	Welfare Society (Reg.) Rudrapur Distt Udham Singh Nagar is recorded in revenue records of village-Bichpuri Tehsil-Bazpur Distt- Udham Singh Nagar. By the order of Asst Consolidation officer Bazpur in case no 04,70,71 order dated 04.10.2008 new khasra number is formed instead of Khasra no 6/2 area 4.047 hect that is to Khasra no 6/8 min area 3.913 hect and Khasra no 6/9 area 0.134. After that Dorvin College of Professional Studies (Pvt.) Bazpur through Shri Sanjeev Agrwal S/o Shri Ishwardhand secretary of Dorvin Educational Welfare Society (Reg.) Rudrapur Distt Udham Singh Nagar is transferred said land Khasra no 6/8 min area 0.405 hect to Mayank College of Education situated at Vill Bichpuri Tehsil Bazpur Distt Udham Singh Nagar through Shri Ravindra Yadav Son of Shri Sujan Singh President of Sisotiya Education Society Manser Gudgaon Distt Gudgaon through registered Gift deed before Sub registrar Bazpur Udham Singh Nagar which is registered on Bahi No.1 Zild no. 880 Pages 343 to 364 at serial no 5679 on 28.09.2010 and name of Mayank College of Education situated at Vill Bichpuri Tehsil Bazpur Distt Udham Singh Nagar through Shri Ravindra Yadav Son of Shri Sujan Singh President of Sisotiya Education Society Manser Gudgaon Distt Gudgaon is recorded in revenue records of village-Bichpuri Tehsil-Bazpur Distt- Udham Singh Nagar. Hence the chain of endorsement is complete. The purchaser title right complete is in order and land is declared non Agriculture by the order of Asst- Collector Bazpur Diatt- Udham Singh U/S 143 Z.A. & L.R Act
16-	Whether there is any doubt /suspicion about the genuineness of the original documents if yes than specify
17-	The final certificate of the advocate confirming that title of the parties(s) to be is examined by him and same is / are clear and marketable

Place- Bazpur.

Date: 28.12.2019

You're faithfully
Rajesh Kumar Vande
 28/12/19
 (Rajesh Kumar Vande)

Advocate

Encls: Inspection fee receipt of Sub-Registrar Bazpur no- 111/32 dated 28.12.2019 and Above Discourse document in point No- 14 and certified copy of Gift deed of Mayank College of Education, no dues certificate of L.D.B Bank.