

MAHIMA SHANKER SAXENA
Advocate
Court Compound
Rishikesh.

Resi :
922, Avas Vikas Colony
Virbhadra Marg, Rishikesh
Ph: 2430955, M: 9412964001

Ref.No.....

Date : 12.10.2018

NON-ENCUMBRANCE CERTIFICATE

To,

The Branch Manager
State Bank of India
Dhalwala (Tehri Garhwal)

Sub : Land bearing Khata No. 478 (Old Khata No.330), Khasra No. 544, area 0.3080 Hect., situated at Mauja Sidderwala, Tehsil-Rishikesh, Distt. Dehradun, which is bounded as under :-

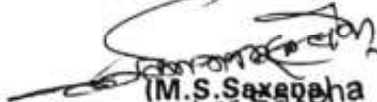
East : Other's land
West : Land of Sh. Mohan Singh Rawat
North : Other's Land
South : Dehradun-Haridwar main road

At present owned by Shri Tikaram Purwal S/o Shri Dayaram Purwal,
R/o Gumaniwala, Tehsil-Rishikesh, Distt. Dehradun.

I, have inspected the Index Register Part-II of the Office of Sub Registrar, Dehradun and Rishikesh for the period 1986 to 1998 and 1998 to 2018. I found no act of recorded encumbrances for the period 1.1.1986 to 12.10.2018, as per the records made available except Tehri Garhwal Distt. Co.Op. Bank, Doiwala.

Therefore the property mentioned above and owned by Shri Tikaram Purwal is free from all recorded encumbrances for the period 1.1.1986 to 12.10.2018 as the records made available except Tehri Garhwal Distt. Co.Op. Bank, Doiwala.

Yours faithfully,


(M.S. Saxena)
Mahima Shankar Saxena
Advocate
Reg. No.-UP5679/92, UA-2333/04

Encl :

1. Search Receipt No.292/54 dt. 11.10.2018 of S.R. Dehradun.
2. Search Receipt No.118/14 dt. 12.10.2018 of S.R. Rishikesh

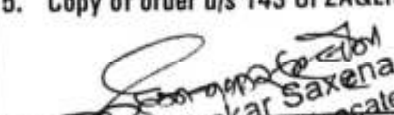
Rishikesh.

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Annexure-B : Report of Investigation of Title in respect of Immovable Property.

1.a)	Name of the Branch/BU seeking opinion	State Bank of India, Dhalwala (Tehri Garhwal)
b)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	-Nil-
2.a)	Name of the unit/concern/company/person offering the property/(ies) as security.	Shri Tikaram Purwal S/o Shri Dayaram Purwal, R/o Gumaniwala, Tehsil-Rishikesh, Distt. Dehradun.
b)	Constitution of the unit/concern/person/body/ authority offering the property for creation of charge.	Individual
c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3.	Complete or full description of the immovable property/(ies) offered as security including the following details	
a)	Survey No.	Khata No. 478 (Old Khata No.330),
b)	Door No. (in case of house property)	Khasra No. 544
c)	Extent/area including plinth/built up area in case of house property	0.3080 Hect.,
d)	Locations like of the place, village, city, registration, sub-district etc.Boundaries	Mauja Siddarwala, Tehsil-Rishikesh, Distt. Dehradun, which is bounded as under :- East : Other's land West : Land of Sh. Mohan Singh Rawat North : Other's Land South : Dehradun-Haridwar main road
4.a)	Particulars of the documents scrutinised serially and chronologically.	1. Original Sale-Deed dt. 04.08.2006 2. Original regd. agreement dt. 03.03.2006 3. Copy of Khatoni (1416-1421 fasli) 4. Copy of Khatoni (1422-1427 fasli) 5. Copy of order u/s 143 UPZA&LR Act  Shima Shankar Saxena Advocate 11A-2333/04

b) Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified.

Note : Only original or certified extracts from the registering/land/revenue/other authorities be examined.

Sl. No.	Date	Name/Nature of the document	Original/certified copy/ certified extract/photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate
i)	04.08.2006	Sale-Deed	Original	N.A.
ii)	03.03.2006	Sale-Agreement	Original	N.A.
iii)		Copy of Khatoni		
iv)		Copy of order u/s	143 UPZA&LR Act	

5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts alongwith the TIR?)	Yes
6.	a) Whether the records of registrar office or revenue authorities relevant to the proper in question are available for verification through any online portal or computer system?	Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	No
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar, Rishikesh
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	Yes, S.R. D.Dun (with prior permission of ADM-Fin. D.Dun.)
	c) Whether search has been made at all the offices named at (b) above?	Yes
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/ interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrance for a period of not less than 30 years is mandatory. (Separate sheets may be used)	Brief history of the property is that Shri Tikaram Purwal S/o Shri Dayaram Purwal, R/o Gumaniwala, Tehsil-Rishikesh, Distt. Dehradun has purchased the said land from Sh. Pramjeet Singh S/o Sh. Mohan Singh, R/o Vill. Sidderwala, Tehsil-Rishikesh, Distt. Dehradun through sale-deed dt.4.8.2006, regd. with S.R. Rishikesh at Bk.No.1, zild 2, pg.66, ADF Bk.No.1, zild 495, pg. 117-124 at No. 3148 on 04.08.2006. Earlier the above parties have also entered into a regd. agreement for the said land, which is regd. at Bk.No.,1, zild 02, pg. 63, ADF Bk.No.1, zild 447, pg. 467-474 at No. 784 on 03.03.2006. Sh. Paramjeet Singh was the owner since 1377 fasli i.e. 1970. The name of Sh. Tikaram Purwal is mutated in revenue record and he has also got the same declared as non-agri. u/s 143 UPZA&LR Act.

(Signature)
Mahima Shankar Saxena
Advocate
No.-UP5679/92, UA-235

9. I certify that **Shri Tikaram Purwal S/o Shri Dayaram Purwal, R/o Gumaniwala, Tehsil-Rishikesh, Distt. Dehradun** has/have an absolute, clear and Marketable title over the Schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable and SARFAESI compliant.

10. In case of creation of mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

- a) Title-Deed (Original Sale-Deed dt. 04.08.2006)
- b) Search Receipt No.292/54 dt. 11.10.2018 of S.R. Dehradun and Search Receipt No.118/14 dt. 12.10.2018 of S.R. Rishikesh
- c) Original regd. agreement dt. 03.03.2006
- d) Copy of Khatoni (1416-1421 fasli)
- e) Copy of Khatoni (1422-1427 fasli)
- f) Copy of order u/s 143 UPZA&LR Act
- g) Affidavit

11. There are no legal impediments for creating of the Mortgage under any applicable Law/Rules in force.

SCHEDULE OF THE PROPERTY/IES

Land bearing Khata No. 478 (Old Khata No.330), Khasra No. 544, area 0.3080 Hect., situated at Mauja Sidderwala, Tehsil-Rishikesh, Distt. Dehradun, which is bounded as under :-

East : Other's land
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North : Other's Land
South : Dehradun-Haridwar main road

Place : **Rishikesh**

Date : **12.10.2018**


Signature of Advocate
Mahima Shankar Saxena
Advocate
Reg. No.-UP5679/92, UA-2333/04