

Ref.....

Date:- 21.07.2022

## SEARCH CUM NON-ENCUMBRANCE REPORT

To,

The Branch Manager  
Bank of Baroda  
Balbir Road, Dehradun

Dear Sir/Madam,

**Sub:- Title Opinion Report Certifying non-encumbrance of the Property details in agreement to sale dated 16-07-2022 in respect of all that property No. C-303 measuring area 36 Sq. mtr. Ground floor constructed area 17.55 Sq mtr EWS MDDA Colony Chander Road, Dalanwala, Dehradun (morefully described in schedule) is belonging to Shri Vinod Malguri S/o Late Visheshwar Malguri R/o Himadri Enclave Lane No. 6, Ring Road, Jogiwala, Distt Dehradun.**


I refer to your letter no ..... dated.....  
Requesting me to furnish non encumbrances and certify and submit the title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/ proposed to be granted to

**Mohd. Asad S/o Hamidu Ulla R/o C-212, MDDA, Dalanwala, Chander Road, Dehardun, Uk. (Borrower).**

1	Description and Area of the property proposed to be mortgaged Specific number(s) and address of property along with boundaries and measurements-	All that property No. C-303 measuring area 36 Sq. mtr. Ground floor constructed area 17.55 Sq mtr EWS MDDA Colony Chander Road, Dalanwala, Dehradun bounded and Butted as under : East: - Property No. 304 EWS. West:- Property No. 302 EWS. North:- 10 Ft. Wide Road. South: Property No. 334 EWS. According sale agreement dated 16.07.2022
2.	Nature of Property: (Whether Agriculture, Non Agriculture, Commercial, Residential or	Residential property through MDDA Group Housing Project.

  
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	Industrial. If Non Agriculture, the reference and date of Conversion order from the competent authority should also be mentioned:-	
3.	Name of the Mortgagor/Owner and status in the Account i.e. borrower or Guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case 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 and Articles of Association/ Trust Deed etc Whether examined and verified"-	<b>Mohd. Asad S/o Hamidu Ulla R/o C-212, MDDA, Dalanwala, Chander Road, Dehardun, Uk. (proposed buyer and mortgagor)</b>
4.	Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken:-	No. Yes, Mortgagor has sufficient capacity to contract.
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:-	Free hold property  Urban Land Ceiling Act repealed in State of Uttarakhand.
6.	Source of Property i.e. Self acquired or Ancestral. If Ancestral then mode of succession and whether original Will/Probate is available:-	Self Acquired Property.
7.	Whether the Mortgagor is Co-owner/joint owner and/or any partition of the property is made between the members of	No (Proposed seller will execute a sale deed in favour of borrower thereafter borrower become the sole owner of the said property)

  
Suzenda Singh Rawat

the family though partition Deed. If yes, whether original Registered partition Deed is available or it is only a family Settlement:-	
8. Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party:-	As per information proposed seller (s) have an exclusive possession in said property.
9. Whether the Property is mutated in municipal/revenue records and Mortgagor's name is reflecting and if not, the reason thereof:-	The name of propose seller(s) Smt. Shri Vinod Malguri S/o Late Visheshwar Malguri R/o Himadri Enclave Lane No. 6, Ring Road, Jogiwal, Distt Dehradun has been duly mutated in the Municipal Corporation, Dehradun.
10. Whether any restriction for creation of Mortgage is imposed under Central / State/Local Laws. If Yes, then specify whose consent or permission would be required for creation of mortgage:-	No restriction for creation of Mortgage is imposed under Central / State/Local Laws , no require of any consent or permission regarding creation of mortgage.
11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list:-	<ol style="list-style-type: none"> <li>1. Agreement to Sale dated 16/07.2022</li> <li>2. Certified Copy of Allotment letter dt. 27-9-1990.</li> <li>3. Certified Copy of Possession letter dt. 27-9-1990.</li> <li>4. Certified Copy of Free Hold Deed dt. 23-12-2008 bearing document no. 5853.</li> <li>5. Certified Copy of Power of Attorney dt. 23-12-2008 document no. 1355.</li> <li>6. Certified Copy of sale deed dated 16-11-2010 bearing document no. 8246.</li> <li>7. Certified Copy of sale deed dated 05-06-2018 bearing document no. 2146.</li> <li>8. Copy of Dehradun Municipal Corporation Tax Receipt dated 21-07-2022 .</li> <li>9. Affidavit of Seller(s).</li> <li>10. Search receipt.</li> </ol>



12.	Whether the Advocate has personally visited the sub-Registrar/Revenue/Municipal Office and examine the records:-	Yes personally visited in the office of Sub-Registrar Dehradun.
13.	Whether the search is being made for the period of 30 years. If no, reason thereof:-	Yes completed the chain of title the period of 30 years.
14	Details of Documents examined/scrutinized (this should be in chronological order with serial numbers, type/nature of documents, date of execution, parties, date of registration details including the details of revenue/society records etc):-	<ol style="list-style-type: none"> <li>1. Agreement to Sale dated 16.07.2022</li> <li>2. Certified Copy of Allotment letter dt. 27-9-1990.</li> <li>3. Certified Copy of Possession letter dt. 27-9-1990.</li> <li>4. Original Free Hold Deed dt. 23-12-2008 bearing document no. 5853.</li> <li>5. Certified Copy of Free Hold Deed dt. 23-12-2008 bearing document no. 5853.</li> <li>6. Original Power of Attorney dt. 23-12-2008 document no. 1355.</li> <li>7. Certified Copy of Power of Attorney dt. 23-12-2008 document no. 1355.</li> <li>8. Original sale deed dated 16-11-2010 bearing document no. 8246</li> <li>9. Certified Copy of sale deed dated 16-11-2010 bearing document no. 8246.</li> <li>10. Original sale deed dated 05-06-2018 bearing document no. 2146</li> <li>11. Certified Copy of sale deed dated 05-06-2018 bearing document no. 2146.</li> <li>12. Copy of Dehradun Municipal Corporation Tax Receipt dated 21-07-2022 .</li> <li>13. Affidavit of Seller(s).</li> </ol>

  
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 Advocate  
 Court Compound, Dehradun

15. Tracing of the chain of title in favour of Mortgagee/owner starting from the earliest document available. The nature of Document/Deed conveying the title should I have inspected the following records:

1. The index registers kept in the office of sub registrar Dehradun for year 01.01.1992 to 21.07.2022 [as indexed up-to-date- as available & legible].

a) MDDA Dehradun, Joint Secretary allotted property No. C-303 measuring area 36 Sq. mtr. Ground floor constructed area 17.55 Sq mtr EWS MDDA Colony Chander Road, Dalanwala, Dehradun to Smt. Asha Devi W/o Sh. Budhi Lal R/o C-303 EWS, Dalanwala, Chander Road, Dehradun on dated 27-09-1990.


b) MDDA Dehradun, Property Officer has executed a Free Hold Deed in the favour of Smt. Asha Devi W/o Sh. Budhi Lal R/o C-303 EWS, Dalanwala, Chander Road, Dehradun vide Free Hold deed dated 23-12-2008 which is duly registered in the office of Sub Registrar Dehradun at Book no. 1 Volume 2452, Page 255 to 268 bearing Document no. 5853 dated 23-12-2008.

c) Smt. Asha Devi W/o Sh. Budhi Lal R/o Vani Vihar, Adhoiwala, Raipur Road, Dehradun has executed a Power of Attorney in the favour of Mohd. Arif S/o Tasleem Ahmad R/o D-4F MDDA Colony, Dalanwala, Chander Road Dehradun vide Power of Attorney dated 23-12-2008 which is duly registered in the office of Sub Registrar Registrar. Dehradun at Book no. 4, Volume 274, Pages 199 to 206 Document no. 1355 on dated 23-12-2008.


d) Smt. Asha Devi W/o Sh. Budhi Lal R/o Vani Vihar, Adhoiwala, Raipur Road, Dehradun through Power of Attorney Mohd. Arif S/o Tasleem Ahmad R/o D-4F MDDA Colony, Dalanwala, Chander Road Dehradun has executed a Sale deed in the favour of Smt. Sheela Devi Shri Dhiyan Singh R/o B-19, Nehru Colony, Dehradun vide sale deed dt. 16.11.2010 which is duly registered in the office of Sub Registrar Registrar. Dehradun at Book no. 1, Volume 3394, Pages 167 to 182 bearing Document no. 8246 on dated 16-11-2010.

e) Smt. Sheela Devi Shri Dhiyan Singh R/o B-19, Nehru Colony, Dehradun has executed a sale deed in the favour of Shri Vinod Malguri S/o Late Visheshwar Malguri R/o Himadri Enclave Lane No. 6, Ring Road, Jogiwala, Dist Dehradun vide sale ded dated 05-06-2018 which is duly registered in the office of Sub Registrar Registrar, Dehradun at Book no. 1, Volume 7431, Pages 357 to 378 bearing Document no. 2146 on dated 05-06-2018.

f) Shri Vinod Malguri S/o Late Visheshwar Malguri R/o Himadri Enclave Lane No. 6, Ring Road, Jogiwala, Dist Dehradun had executed a notarized sale agreement in the favour of Mohd. Asad S/o Hamidu Ulla R/o C-212, MDDA, Dalanwala, Chander Road Dehradun

  
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Advocate

	Property no. C-303 measuring area 36 sq. mtr. Ground floor constructed area 17.55 Sq mtr on dated 16.07-2022.	
16.	Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, the specify:-	No.
17.	The final Certificate of the Advocate Confirming that title of the property(s) to be mortgaged is examined by him and the same is/are clear and marketable:-	<p><u>OPINION</u></p> <p>I am of definite opinion that the aforesaid Borrower's title to the property is clear, absolute and marketable and the said property is free from all kinds of encumbrances, liens, charges and attachments. The present owner will execute a sale deed in the favour of borrower. The property can safely be mortgaged in favour of Bank by deposit of title deed i.e. Sale Deed to secure its advance.</p>
18.	List of document to be deposited for creation of Mortgage by the Mortgagor including any addition document required in addition to the document available:-	<ol style="list-style-type: none"> <li>1-Present owners will execute sale deed in the favour of borrower.</li> <li>2. Agreement to Sale dated 16.07.2022</li> <li>3. Certified Copy of Allotment letter dt. 27-9-1990.</li> <li>4. Certified Copy of Possession letter dt. 27-9-1990.</li> <li>5. Original Free Hold Deed dt. 23-12-2008 bearing document no. 5853.</li> <li>6. Certified Copy of Free Hold Deed dt. 23-12-2008 bearing document no. 5853.</li> <li>7. Original Power of Attorney dt. 23-12-2008 document no. 1355.</li> <li>8. Certified Copy of Power of Attorney dt. 23-12-2008 document no. 1355.</li> <li>9. Original sale deed dated 16-11-2010 bearing document no. 8246</li> <li>10. Certified Copy of sale deed dated 16-11-2010 bearing document no. 8246.</li> <li>11. Original sale deed dated 05-06-2018 bearing document no. 2146</li> <li>12. Certified Copy of sale deed dated 05-06-2018 bearing document no. 2146.</li> <li>13. Copy of Dehradun Municipal Corporation Tax Receipt dated 21-07-2022 .</li> <li>14. Affidavit of Seller(s).</li> <li>15. Search receipt.</li> </ol>

  
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19.	Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specifically in case of Flat(s)/ property(s) in Co-operative Society, whether allotment letter, possession letter, share certificate possession letter, share certificate affidavit, power of attorney is required:-	No
20	Comments on enforceability of property under SARFAESI Act, 2002.	The property is residential Property and used as residential and SARFAESI Act 2002 is applicable over this property.

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