

To,

**Regional Director**  
NCTE, NRC, G-7, Sector-10  
Dwarika, New Delhi

**NON ENCUMBRANCE CERTIFICATE**

Dear Sir,

I have to submit that I have examined the title deed of **Gurunanak Shiksha Samiti Rudrapur, Teh. Kichha, at present Tehsil-Rudrapur Distt. U.S. Nagar., Director Shri Sardar Jogendra Singh** The said title deed is the original Sale Deed, which was executed by the **Shri Parvsharan Singh S/o Shri Avtar Singh R/o Vill. Fazalpur Mehrola, Teh. Kichha, at present Tehsil-Rudrapur Distt. U.S. Nagar.** From my search in the office of Sub-Registrar **Kichha & Rudrapur, Distt. U.S. Nagar.** I confirm as follow:-

1. That the property described in the title deed is **free from all registered encumbrances and prior charges.** The search was made for 13 years i.e. **01-01-2011 to 27-10-2023** in the office of Sub-Registrar **Kichha & Rudrapur, Distt. U.S. Nagar.**
2. That **Gurunanak Shiksha Samiti Rudrapur** who is seeking to secure the property to the Bank has marketable title and entitled to create a charge thereon and can create equitable mortgage in the favour of the Bank. The chain of title is complete.
3. That the document produced for deposit/mortgage is original sale deed which is sufficient to create a charge in favour of the Bank.
4. That during my search in the office of Sub Registrar **Kichha & Rudrapur, Distt. U.S. Nagar.** I did not come across any other transaction or dealing in respect of property except the present one.
5. An affidavit should be obtained from the party that he is still owner and in possession of the property and no any dispute pending before any court. The deposited title deed is original sale deed and not fake. The deponent will be liable for wrong information submitted by him.

**Gist of Deed** : - The vendor **Shri Parvsharan Singh S/o Shri Avtar Singh R/o Vill. Fazalpur Mehrola, Teh. Kichha, at present Tehsil-Rudrapur Distt. U.S. Nagar** executed a Sale Deed on **20.03.2002** for a consideration of: **Rs. 15,00,000/-** in favour of **Gurunanak Shiksha Samiti Rudrapur, Teh. Kichha, at present Tehsil-Rudrapur Distt. U.S. Nagar., Director Shri Sardar Jogendra Singh.** in respect of **Plot No. 124/1 min,** measuring **2.023 hect.** boundary by **East-Rasta, West-Road & Part of Khaet no. 102, North- Khet No. 103, South- Rasta 3 fit. & Part of Khet no. 124/1,** Situated at **Vill. Fazalpur Mehrola, Teh. Rudrapur, Distt. U.S.Nagar.** The sale deed was registered in the office of Sub Registrar **Kichha Distt. U.S.Nagar.** in Bahi No. **1, Khand No. 259** on pages **229-242** Sl. No. **276** on **20-03-2002.**

**GURDEEP SINGH**

Advocate  
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For fasli year 1426 IN THE HIGH COURT OF UTTANCHAL NAINITAL, (Under Article 227 of the constitution of India) writ petition no. 493 (M/S) of 2017 Sudeep Singh Bal and another Versus State of Uttranchal with the petition no. 435 (M/S) 2017, Rahul Inder Singh Versus State of Uttranchal and another, writ petition no. 436 (M/S) 2017 Preetjeet Kour Versus State of Uttranchal and another, writ petition no. 437 (M/S) 2017 Gurpreet Singh Versus State of Uttranchal and another, writ petition no. 439 (M/S) 2017 Harpreet Singh Versus State of Uttranchal and another, में पारित दिनांक 09.03.2017 के अनुपालन में तहसीलदार रुद्रपुर के आदेश दिनांक 13.11.2018 के अनुसार in the matters, the Parties are directed to maintain status quo as of today with regard to the nature and possession of the suit Property(S) order mention in the revenue record khata no. 306.

**Enclosed:-**

1. Search Receipt No.- 134/67 S.R.O. Kichha, Distt. U.S. Nagar on 21.10.2023.
2. Search Receipt No.- 204/18 S.R.O. Rudrapur, Distt. U.S. Nagar on 27.10.2023.

**(Gurdeep Singh)**  
Barrister Advocate

**GURDEEP SINGH**  
Advocate  
Regn.No. UA-87/2007  
Rudrapur U.S. Nagar (U.K.)  
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