Advocate

Chamber No.: M-7/8, Plot No 154
Mahendra Complex, M.P. Nagar, Zone - 1
(Behind Axis Bank) Bhopal - 462011
Tel.: 0755-2575524
M.: 9425011591 (O) 9425607496, 9826052877
E-mail: mouryalawchamber@gmail.com
adv_mourya@yahoo.,com

Ref. No. .....

Date...15.01.2026

CERTIFICATE OF LAND

(TITLE NON ENCUMBRANCES CERTIFICATE)

With reference to the above I am to state that, for title clearance certificate I have investigated and searched the available records in index-II of Sub-Registrar office Bhopal (M.P.), for last 13 years from 1993 to till date regarding, valid and legal title of International Public School Limited Village Bheropur, Bhopal, Tehsil Huzur Dist. Bhopal, upon his immovable property, the brief particulars are given as under.

1) DETAILS OF PROPERTY

All that property i.e, Land Revenue Survey (khasara) No.-183 (old 55/2/4) area of land 0.42 Hector, Survey (khasara) No.-186 (old 55/2/1) area of land 0.42 hector, Survey (khasara) No.-185 (old 55/2/3) area of land 0.46 hector and Survey (khasara) No.-184 (old 55:2/2) area of land 0.51 Hector total area of land 1.81 Hector, situated at Village Bheropur, Bhopal, Tehsil Huzoor, Distt Bhopal Madhya Pradesh. Now inside the limit of Municipal Corporation Bhopal.

That the acquired land through registered sale, its registered in the office of sub registrar Bhopal. Sale deed details mentioned below.

PRINCIPAL
International Public School
BHOPAL

Advocate

Chamber No.: M-7/8, Plot No 154
Mahendra Complex, M.P. Nagar, Zone - 1
(Behind Axis Bank) Bhopal - 462011
Tel.: 0755-2575524
M.: 9425011591 (O) 9425607496, 9826052877
E-mail: mouryalawchamber@gmail.com
adv_mourya@yahoo.,com

Ref. No. .....

Date..15.1.01.2026

a. Khasra No.- 183 through sale deed on 12/12/2003, and in the name of international public school Ltd on dated 07/04/2012 document no.-284 (2), Volume no.-12.

b. Khasra No.- 184 through sale deed on 12/12/2003 and dated 17/02/2010 and in the name of International Public School Ltd. on dated 07/04/2012 document no.-283 (2), volume no.-12,

c. Khasra No.- 185 through sale deed on 12/12/2003 and in the name of International Public School Ltd on dated 07/04:2012 document no.-283 (2), volume no.- 12,

d. Khasra No.- 186 through sale deed o1 12/12/2003 and in the name of International Public School Ltd on dated 07/04/2012 document no.-284 (2, volume no.-12 they are absolute bhumiswami and in possession of the aforesaid Diverted land empowered him to sell the said property in favour of any prospective purchaser's to do all necessary acts in connection with the said land.

e. Thereafter INTERNATIONAL PUBLIC SCHOOL LTD had execute a lease agreement for 30 years commencing 01/04/2012 to 31/03/2042 in favour of Shri Ram Nanda Education and welfare society run as International Public school of said diverted land and building constructed building over khasara No.-183 and 186, total area of 2,07 acre situated in village Bheropur, Bhopal lease agreement registered in the office of sub registrar

Advocate

Chamber No.: M-7/8, Plot No 154
Mahendra Complex, M.P. Nagar, Zone - 1
(Behind Axis Bank) Bhopal - 462011
Tel.: 0755-2575524
M.: 9425011591 (O) 9425607496, 9826052877
E-mail: mouryalawchamber@gmail.com
adv_mourya@yahoo.,com

Ref. No. ..... Date....15/01/2026

Bhopal vide 3ook no.-A 1, volume Ne.-201, document No.-2718 (2) dated 03/11/2012.

2. That it is advice to inspect the said immobile property for the purpose of physical verification.

3. That on the basis of the document produced before me and available records in Index-II of the Sub-Registrar Office Bhopal (MP) for last 13 years, I say that the said title holder i.e. INTERNATIONAL PUBLIC SCHOOL LTD have got. clear, marketable and free from all encumbrance title over the said property, and Have not found any adverse entry by way of sale, fit, lease or otherwise and as such the title of the above property is (a) free from all encumbrances, charges and demands and that he has not done any act of omission which my encumber this property in any manner (b) 'The said property is free from all encumbrances and attachments and have a clear and marketable title and is not a joint family property.

4. That on the basis of the said scarch, I am of the opinion that the said title holder i.e., INTERNATIONAL PUBLIC SCHOOL LTD may transfer the said property by registered sale deed, thereby he will arise, clear and valid title over the said property and thereby he would be able to create an equitable mortgage the said property in favour of any financial institute /bank by depositing original registered sale deed.

(Mahesh Kumar Mourya)
Advocate