

Kuldeep Singh Bhandari
Advocate

Office: Chamber No. 77,
New Building, First Floor,
Opp. Barr Association,
Court Compound, Dehradun.
Contact No. : 9412030689

Reference No. 22/19

Date: 20-06-2019

To,
The Branch Manager,
Punjab National Bank
CLPC/Race Course Branch, Dehradun

SUPPLEMENTARY TITLE/ VERIFICATION REPORT

Reg.: All that Property bearing Municipal No. 52/2 (Present No. 75)

Race Course, Dehradun area 636.46 Sq. Mtrs. out of which

covered area 277.62 Sq. Mtrs. belongs to (1) Shri Mohinder ✓

Singh S/o Late Shri Ram Singh (2) Smt. Satwant Kaur W/o Shri ✓

Mohinder Singh (3) Shri Taranpal Bhasin S/o Shri Mohinder

Singh all R/o 52/2 Race Course, Dehradun.

Sir,

I have inspected the concerned record in the office of **Sub-Registrar Dehradun** from **08-03-2016** to **19-06-2019** till date. No recorded encumbrances has been found in respect of the property mentioned hereinafter **EXCEPT ALREADY MORTGAGE IN PNB RACE COURSE BRANCH, DEHRADUN.**

Description of the Property

All that Property bearing Municipal No. 52/2 (Present No. 75) Race Course, Dehradun area 636.46 Sq. Mtrs. out of which covered area 277.62 Sq. Mtrs. bounded and butted as under:

East:	Road
West:	Plot No. 56-A
North:	House of Smt.Hardev Kaur on Plot No. 54-A Race Course
South:	Khala

Name and address of the owner of the property :-

(1) Shri Mohinder Singh S/o Late Shri Ram Singh (2) Smt.Satwant Kaur W/o Shri Mohinder Singh (3) Shri Taranpal Bhasin S/o Shri Mohinder Singh all R/o 52/2 Race Course, Dehradun..

As the present owners (1) Shri Mohinder Singh S/o Late Shri Ram Singh (2) Smt.Satwant Kaur W/o Shri Mohinder Singh and one another (3) Smt. Isha Kaur W/o Late Shri Ram Singh had acquired the aforesaid property from Smt.Naginder Kaur W/o Shri Harmail Singh by virtue of sale deed dated 07-05-1990 which is duly registered in the office of Sub-Registrar, Dehradun in Book No. 1, Vol. 134 page- 267 A.D.F.B.No. 1 Vol. 182 Page 145 to 160 at Sr. No. 289/90 on dated 18-05-1990 and above named Smt. Isha Kaur bequeath his share in aforesaid property to Shri Taranpal Bhasin S/o Shri Mohinder Singh by virtue of Will dated 23-01-1990, (1) Shri Mohinder Singh S/o Late Shri Ram Singh (2) Smt.Satwant Kaur W/o Shri Mohinder Singh (3) Shri Taranpal Bhasin S/o Shri Mohinder Singh have acquired good and absolute ownership and title over the aforesaid property by virtue of aforesaid Sale deed dated 07-05-1990 and Will dated 23-01-1990 and now (1) Shri Mohinder Singh S/o Late Shri Ram Singh (2) Smt.Satwant Kaur W/o

Shri Mohinder Singh (3) Shri Taranpal Bhasin S/o Shri Mohinder Singh have clear, absolute, marketable and transferable rights and title over the aforesaid property.

Regarding Encumbrances :-

I have personally and carefully inspected the index register as made available to me in the office of Sub-Registrar, Dehradun upto date and on inspection of Registrar, no adverse entry has been found regarding the property under verification.

Inspection fee receipt is being filed herewith.


Documents required for the creation of Equitable Mortgage :

1. Original sale deed dated 07-05-1990 executed in favour of Shri Mohinder and others (already mortgage in the bank).
2. Original Will dated 23-01-1990 executed by Smt. Isha Kaur (already mortgage in the bank)
3. Affidavit executed by (1) Shri Mohinder Singh S/o Late Shri Ram Singh (2) Smt. Satwant Kaur W/o Shri Mohinder Singh (3) Shri Taranpal Bhasin S/o Shri Mohinder Singh.
4. Other relevant documents described in the previous NEC issued by Shri S.M. Joshi, Advocate on dated 08-08-2011.

Enclosed:-

1. Receipt of inspection issued by S.R. Dehradun.

Yours Faithfully,


(K.S. Bhandari)
Advocate



NAGAR NIGAM, DEHRADUN

प्रपत्र संख्या 2(नियम 8 देखें)

RECEIPT



Receipt No. A1907521

Receipt Date 19-Jun-2019

From Mr / Mrs श्री तरनपाल सिंह, श्री मोहिन्दर सिंह पुत्र श्री भूम सिंह, श्री सतवत कौर पत्नी श्री मोन्द्रि सिंह

R/O 75 ऐसकोर्स रोड देहरादून

Received with thanks a sum of Rs. 1,748.00 Cash

Rupees One Thousand Seven Hundred Forty-Eight Only

Against House Bill No 32036

For Financial Year 2019-2020

Raised against Software Id H-TAX-16-000009

ID No:

Demand Clerk

Cashier

Municipal Commissioner

ध्यान: अनुज्ञप्ति (लाइसेंस) की दशा में यह रसीद अनुज्ञप्ति के स्थान पर प्रयुक्त नहीं की जा सकती और यह नगर निगम के अनुज्ञप्ति अस्वीकार कर देने के अधिकार पर कोई प्रतिकूल प्रभाव नहीं डालती। इस रसीद के जारी होने से नियमतः किसी भी प्रकार का नया अधिकार या भूमि सम्बन्धी स्वत्व प्रभावित नहीं होता है।



नगर निगम देहरादून

प्रपत्र 17 (नियम 25(1) देखें)

बिल (भवन कर)

वित्तीय वर्ष 2019-2020



सॉफ्टवेयर कोड H-TAX-16-000009

वार्ड / एरिया 16

रेस्कॉर्स उत्तर

बिल क्रमांक 32,036	सम्पत्ति संख्या/नाम 75 रेस्कॉर्स रोड देहरादून
बिल दिनांक 19-Jun-2019	भवन प्रयोग Resl.
वार्षिक मूल्यांकन (रु में) 7,767.36	मोबाइल नं० 9412051246
भवन स्वामी का नाम तथा पता श्री तरनपाल सिंह, श्री मोहिन्दर सिंह पुत्र श्री भूम सिंह, श्री सतवत कौर पत्नी श्री मोन्दिर सिंह 75 रेस्कॉर्स रोड देहरादून	
वर्तमान भवनकर	971.00
गतशेष / अग्रिम देय धनराशि	971.00
गतशेष धनराशि पर ब्याज	0.00
वर्तमान कर पर 20% छूट सहित शुद्ध देय धनराशि	1,748.00
वर्तमान कर पर 5% अतिरिक्त छूट सहित शुद्ध देय धनराशि	NA
शुद्ध देय धनराशि (निर्धारित / छूट की अवधि के बाद)	1,942.00

नोट:

हं

पदनाम

1. इस बिल की धनराशि पर भुगतान बिल प्रस्तुत किये जाने के एक माह के भीतर हो जाना चाहिये अन्यथा मांग का नोटिस जारी किया जायेगा और यदि आवश्यक हुआ तो अभिहरण और कुर्बान के चार्ज भी जारी किये जायेंगे।
2. बिल प्राप्त की तिथि के एक माह के अंदर भुगतान करने पर वर्तमान मांग पर 20% की छूट देय होगी।
3. निर्धारित अवधि तक जमा न करने पर देय मांग पर 12% वार्षिक की दर से पृथक से ब्याज देय होगा।
4. यदि भुगतान वित्तीय वर्ष के अंत में एक माह में किया जायेगा तो 5% की अतिरिक्त छूट देय होगी।

बिल प्राप्त की तिथि

हस्ताक्षर बिल प्राप्तकर्ता

ANMOHAN MAINI (B.Arch., M.C.A.)

Interior Designer Valuer

Member of Council of Architecture, New Delhi

Registered Valuer for Immovable property (Income Tax no. 11/2001-2002)

Valuer for:- Central Bank, Punjab National Bank, Punjab & Sind Bank,
SBI, Union Bank of India, Central Bank of India, Andhra Bank, Axis Bank,
HDFC Bank & Indian Bank.

OFFICE: 91 Tagore Villa, Dehra Dun.

RESIDENCE: 18/2/2 Nemi road, Dehra Dun.

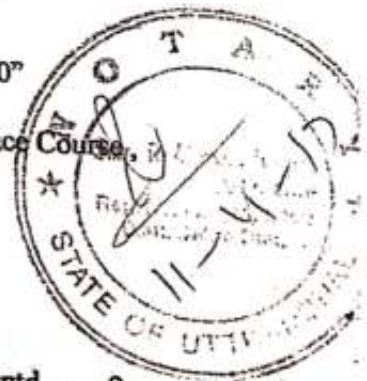
PHONES: 0135- 2719979 (O)

MOBILE : 9837224437 / 9412143773

E-MAIL : mohanmaini@hotmail.com

1. GENERAL.

- Date of visit of the site : February 07, 2017
- Date of making valuation : As on February 11, 2017
- Purpose of valuation : Self assessment for personnel use.
- Name of owner/ owners : 1) Sh. Mohinder Singh s/o Late Sh. Ram Singh 2)
Smt. Satwant Kaur w/o Sh. Mohinder Singh & 3)
Sh. Taran Pal Singh s/o Late Sh. Ram Singh.
- Whether necessary enquires have been made from the concerned locality with regards to the Ownership of the property : Yes
- If the property is under joint Ownership/ Co Ownership, share of each Owner. Are The shares divided ? : Joint Ownership
- Brief description of the property : Land & bldg. (Double storied house situated on Main Race Course road 100 ft. wide & about 100 to 200 mts. from Haridwar road Dehradun, built upon land area 636.46 sqmts. or 761.19 sqyds & plinth area on G.F. 289.65 sqmts. & F.F. 124.17 sqmts.).
- Boundaries : North : House of Sh. Hardev Kaur plot no. 54 A Race Course, S.M. 152'-3"
South : Plot no. 56 A, S.M. 152'-3"
East : Khalal, S.M. 45'-0"
West : Road 100 ft. wide, S.M. 45'-0"
- a) Location, street Ward no. : No. 85/75 (Old no. 52 & 54 A), Race Course, Dehradun.
- b) Flat/Plot no. : No. 85/75 (Old no. 52 & 54 A)
- c) Id's the IP bears the same discription/details as mentioned in the documents/title deeds : Yes



Contd.....2



Attested True Copy

- Is the property situated in residential/
Commercial/Mixed area /Industrial area : Residential area
- e) Is the property situated in an
un-authorised/Authorised Colony : Authorised Colony
- f) Classification of locality High Class/
Middle Class/Poor Class : High Class
- g) Is the IP in question is under encroachment: No
3. Proximity to Civic Amenities, like schools,
Office, Markets, Cinemas etc. : Amenities available within 2 to 3 km radius
- 4a. Area of land supported by documentary proof,
Shape, dimensions & physical features : 636.46 sqmts. (As per sale deed no. 289/90 dt. 18/8/90).
4. Attach a dimension site plan & elevations of
all structures ,Standing on the land along with
photograph of the built -up property. : Map has not been shown & photographs enclosed
5. Furnish details of the building on a separate
sheet giving no. of floors, plinth area : Given below on page no. 3
floor -wise, year & type of construction ,
finishing (floor -wise)
6. Is the construction /built-up prop. Is as
per the plan approved by the competent
Authority. : As per actual
0. Is it feehold or Lease hold : Free hold
1. If Lease hold, the name of Lessor/Lessee
Nature of Lease, dates of commencement
& termination of Lease. : N.A.
2. Is there any restrictive convenient in regard
to use of land ? If so , details be given. : N.A.
3. Does the land fall in an area included in any
Town planning scheme or any development
plan of the Government or any statutory
body ? If so give particulars. : N.A.
4. Is the property notified for aquisition by the
Government or any statutory body : No.
- 5a. Is the building Owner occupied/tenanted /both
- b. If partly Owner Occupied , specify portion &
extent of area under Owner occupation : Owner occupied
- 5a. Name of tenants /Lessee /licenses etc. : N.A.
- b. Portions in their occupations
- c. Monthly or annual rent/compensation /
License fee etc. paid by each.



Attested True Copy

Smt. RUKHSANA BAGAIM
Advocate
NOTARY, Dehradun



If any dispute between landlord & tenant regarding rent pending in a court of Law? : N.A.

18. The valuer should give in the detail his approach to valuation of the property & indicate how the value has been arrived at supported by necessary calculations : As below Part - II Valuation

Part II — Valuation

I Land:-

The land under evaluation is situated in a high class developed area of Race Course, the said prop. is about 3 Km from Clock Tower. The market survey shows that for such a piece of land the prevailing market rate in the area is between Rs. 64000.00 to 66000.00 per sqmts.. The land rate adopted in this valuation is an average of the above two rates i.e. Rs. 65000.00 per sqmts., since the depth of the plot is about 3 1/2 times the width belting method is applied for the valuation, thus the value of land for 636.46 sqmts. is :-

Value of land :-

1st belt:-

282.19 x Rs. 65000.00

= Rs. 1,83,42,350.00

2nd belt :-

354.27 x Rs. 65000.00 x 2/3

= Rs. 1,53,51,700.00

= Rs. 3,36,94,050.00 (A)

II building :- There is a residential house built on the said piece of land, having plinth area G.F. & F.F. portion plinth area on G.F. main bldg. is 264.00 sqmts. & garage is 25.65 sqmts. while F.F. main bldg. is 95.17 sqmts. & above garage is 29.00 sqmts.. The replacement rate adopted for similar construction for G.F. main bldg. is @ Rs. 13000.00 per sqmts. & F.F. main bldg. is Rs. 11700.00 per sqmts. while garage is @ Rs. 7000.00 per sqmts. & above garage is @ Rs. 6500.00 per sqmts.. The house is of 1985 construction as reported by the Owner.

The general specification's used in the prop. are :-

Construction type :- It is a load bearing structure .

Walls :- Brick walls with superior finished plastered

Doors & windows :- Doors & windows are of seasoned teakwood having both glazed & Jali shutters

Flooring :- Flooring mainly is of mosaic in white cement & partly of marble stone.

Roofing :- RCC roofing

Services :- Concealed type of wiring.

General :- Water & electricity is available at site. Floor ht. is about 3.00 mt. app.

Hence value of building is :-

264.00 x Rs. 13000.00

= Rs. 34,32,000.00

95.17 x Rs. 11700.00

= Rs. 11,13,489.00

25.65 x Rs. 7000.00

= Rs. 1,79,550.00

29.00 x Rs. 6500.00

= Rs. 1,88,500.00

= Rs. 49,13,539.00

Attested True Copy

Smt. RUKHSAM

NOYAL PLACES

11/2002-2003

CAT-I

@ 29%

= Rs. 14,24,926.00

= Rs. 34,88,613.00 (B)

for boundary wall , paving in open area
lining wall towards Khala & gate
for parapet wall

= Rs. 2,50,000.00 (C)

= Rs. 75,000.00 (D)

∴ A + B + C + D

= Rs. 3,75,07,663.00

= Rs. 3,75,00,000.00

present day fair market value of the property is = Rs. 3,75,00,000.00
isable value of property is = Rs. 3,00,00,000.00

My opinion the present day fair market value of the property is Rs. 3,75,00,000.00 (rupees three crores
seventy five lacs only).

circle rate fixed by the Sub -registrar Office in the area is Rs. 23100.00 per sqmts (Pg. no. 4, s.no. 15) + 15%
a for land being on more than 18 mt. wide road i.e. Rs.26565.00 per sqmts. for land & construction @ Rs.
00.00 per sqmts. w.e.f. August.05, 2016.

Part - III - Declaration

reby declare that :-

- The information furnished in part I is true & correct to the best of my Knowledge & belief.
- I have no direct or indirect interest in the property valued.
- I have personally visited the property on February 07, 2017.
- My registration with State Chief Commissioner on Income Tax is valid as on date.
- The valuation report is not to be referred if the purpose is different other than mentioned in 3.
Institutions/Banks/private mortgage to verify whether property is free or mortgaged & Ownership.
- Legal aspects are not considered in this valuation.
- This report is an opinion of the valuer , final decision to be taken by the Bank/ Financial Institution.
- This report is an opinion of the valuer , final decision to be taken by the Bank/ Financial Institution.
- The value of the property is as on date of valuation & it is best opinion under the current circumstances,
demonetization of Indian currency & market scenario. The value may vary at future date due to market
condition. Real estate prices are subject to wide fluctuation. Value varies with purpose & date.
- For this offered property , the concerned Financial Institution has to verify the extent of land, the title of
property, use of the property & boundaries shown in the valuation report with respect to the latest legal
opinion & if any discrepancy is there it has to be brought to the notice of the valuer immediately.
- All original documents to be verified by the Bank.

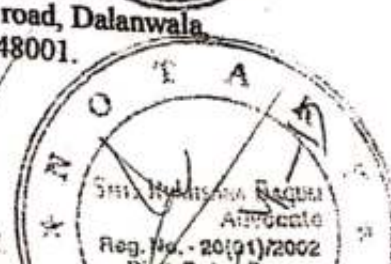
Date :- February 11, 2017

Place :- Dehradun.

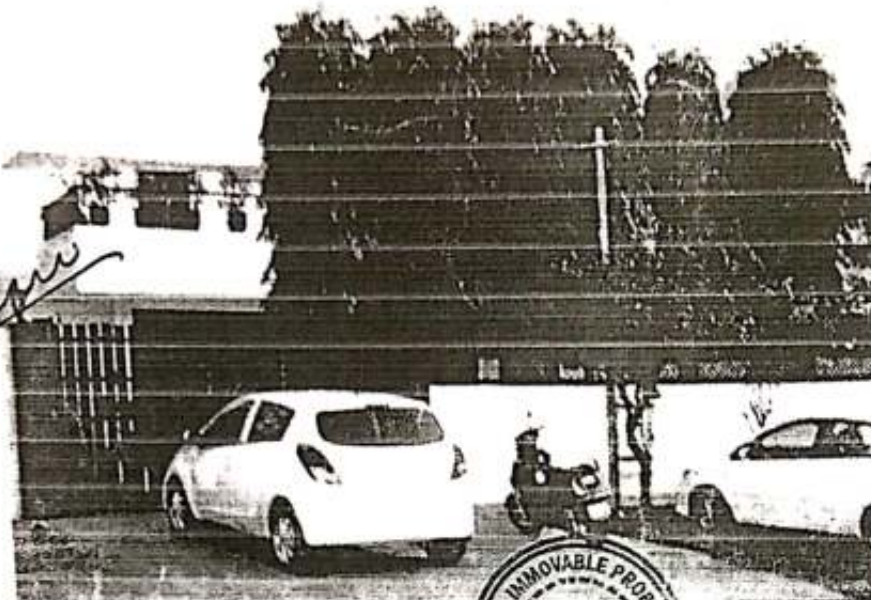
Signature & seal of registered valuer
On the Bank's Panel
18/2/2 Nemi road, Dalanwala
Dehradun -248001.

Attested True Copy

Smt. RIUKHSANA BAGUL

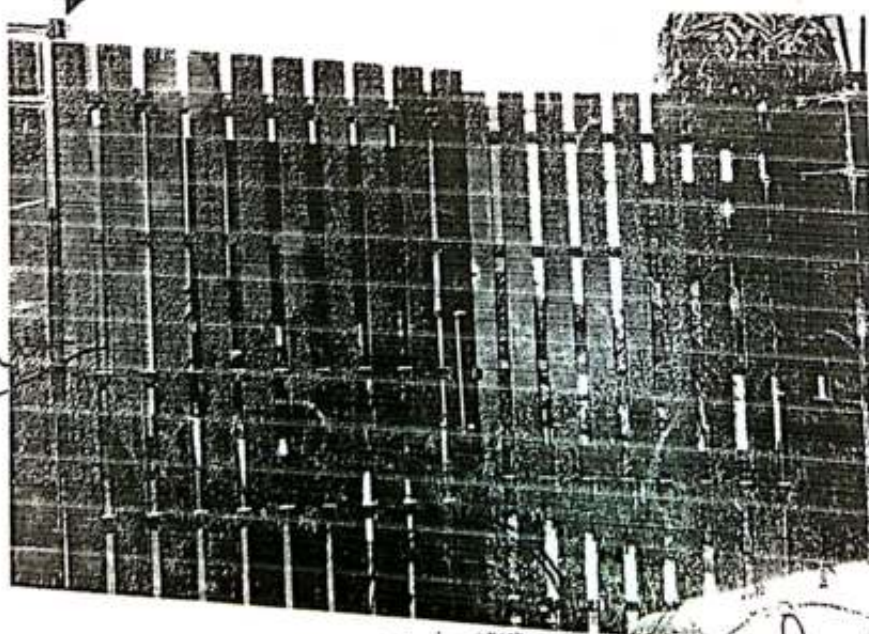


Signature



Ar

Signature



Attested True Copy

Smt. RAKHSA



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