

115/2011

SALE DEED

Consideration : Rs. 40,00,000/-

Market Value : Rs. 19,00,000/-

Stamp Duty : Rs. 1,50,000/-

Avas Vikas Duty : ---

Total Stamp Duty : Rs. 1,50,000/-

No. of Stamp Sheets : 10 (Ten).

Circle Rate and Serial No. : Rs. 1500/- per sqr. Mtrs. of Land  
area. at sl. No.19.

Main Location : Balahissar, Mussoorie.

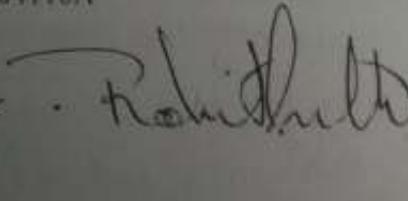
Schedule of Property : All that property known as Arundel House with  
compounds, lands, appurtenances belonging thereto,  
situate at Rajpur Road, Mussoorie approximately  
4975 sqr. ft. or  
462.36 sqr. mtr. in which 3908 sqr. ft. or 363.19 sqr.  
mtr. is covered.

Name of the Seller : (1) Mr. Rohit Trikha, son of late Sri Balraj Trikha  
resident of Arundel House Cottage no.2,  
Balahissar, Mussoorie.  
(2) Mr. Mohit Trikha, son of late Sri Balraj Trikha,  
r/o 3830 Valley Ctr.Dr # 705, San Diego, CA 92130.  
(3) Smt. Reena Sahani, d/o late Sri Balraj Trikha, R/o  
28 Pine Tree Hill Road, Newtown Ct 06470, USA.  
For self and on behalf of no. 2 & 3 through their  
brother & lawful attorney Mr. Rohit Trikha s/o late  
Sri Balraj Trikha, at present resident of Arundel  
House Cottage no.2, Balahissar, Mussoorie  
PASSPORT No - J-4532663

PAN No. of the Seller : Form 60.

Name of the Purchaser : Sri Shridhar s/o Sri Kali Ram, R/o South Road,  
Landour, Mussoorie.

PAN No. of the Purchaser : AGVPD04110A



राखण्ड

03BB 058778

DEED OF SALE

This Deed of sale is made at Mussoorie on this 30<sup>th</sup> day of August 2011;

BETWEEN

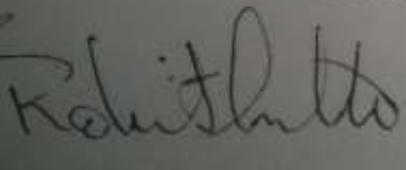
- (1) Mr. Rohit Trikha, son of late Sri Balraj Trikha resident of Arundel House Cottage no.2, Balahissar, Mussoorie.
- (2) Mr. Mohit Trikha, son of late Sri Balraj Trikha, r/o 3830 Valley Ctr Dr # 705, San Diego, CA 92130.
- (3) Smt. Reena Sahani, d/o late Sri Balraj Trikha, R/o 28 Pine Tree Hill Road, Newtown Ct 06470, USA.,

For self and on behalf of no. 2 & 3 through their brother & lawful attorney Mr. Rohit Trikha s/o late Sri Balraj Trikha, at present resident of Arundel House Cottage no.2, Balahissar, Mussoorie (hereinafter called the sellers/vendors) of the one part;

A N D

Sri Shridhar s/o Sri Kali Ram, R/o South Road, Landour, Mussoorie (hereinafter called the purchaser/vendee) of the other part;

WHEREAS Sri Daya Ram purchased the property approximately 4975 sq. ft. with three storeyed house Arundel House Estate, Balahissar, Mussoorie from Sri Jyoti Prasad vide registered sale deed dated 2.01.1956 as book no.

  2



I, vol. 65, on pages 256 to 260, as document no. 02/1956, in the office of Joint Sub Registrar, Mussoorie.

Whereas by virtue of the sale deed dated 15-09-1967 executed by Sri Daya Ram Yadav son of Sri Mohan Singh sold the plot no.2, to Mr. William David r/o Wynberg Allen School, Mussoorie out of the Arundel property, the measurements of which were shown in the site plan enclosed alongwith sale deed registered in the office of Joint Sub Registrar, Mussoorie as document no. 92 of 1967 registered in book no. 1, vol. 73, on pages 147 to 149 on 18.11.1967.

Whereas Mr. William David sold and transferred the plot no.2 of Arundel Estate, Mussoorie to Smt. Mohini Trikha vide registered sale deed dated 22.07.69 registered in book no.1, vol. 74 on pages 274/284 as document no. 51 on 14.08.69 in the office of Joint Sub Registrar, Mussoorie.

WHEREAS Smt. Mohini Trikha expired on 07.10.1997 leaving behind her two sons namely Sri Rohit Trikha, Sri Mohit Trikha and a Daughter Smt. Reena. Sri Mohit Trikha executed a power of attorney in favour of his brother Sri Rohit Trikha dated 10.07.2010 executed before Consulate General of India, Sanfrancisco, USA. And Smt. Reena also executed a power of attorney in favour of her brother on 07.10.2010 duly executed before Consulate of India, New York and both power of attorneys have been properly stamped as per Section 18 (1) of the Stamp Act. The above power of attorneys are in existence and same are enforceable under law. And the executants are alive.

*Sri Rohit Trikha*  
*Rohit Trikha* 3



AND WHEREAS the said vendor has with the said vendee for the sale consideration of RS 40,00,000/- (FORTY LAKHS) property known as Arundel House, with furniture and fittings as they exist now in the house together with standing on the premises approximately 4975 sqr. ft. or 462.36 sq.mtr. in which 3908 sqr. ft. or 363.19 sqr. mtr. is covered with three storeyed house and the vendee has agreed to purchase the same on the terms and conditions mentioned after this.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:

- (1). That in consideration of covenants hereunder contained and inconsideration of sum of Rs. 40,00,000/- (FORTY LAKHS) paid by the vendee to the vendors in following manners:-
  - (a) Rs. 30,00,000/- vide B.D. no. 740368 dated 30-08-2011 drawn on Bank of Baroda, Mussoorie (B) And Rs. 10,00,000/- in cash before execution of this deed and the receipt whereof entire sale consideration is duly acknowledged by the vendor in full and final payment and the vendors hereby irrevocably sell, transfer, conveys all their rights together with all rights held by the vendors till date of free hold land along with the hedges, ditches, ways, waters, watercourses, water springs, liberties, structures or other erected walls, privileges, easements, fixtures electric and other fittings, yards and courtyards, and all benefits and advantages of ancient and other rights, paths, passages, drains, appendages and appurtenances whatsoever to the said Arundel

*[Handwritten signatures]*



House Estate belonging or in any way appertaining or usually held or occupied therewith, or reputed to belong or be appurtenant thereto;

- (2) AND all the estate, right, title, interest, claim and demand whatsoever, or howsoever, of the vendors in or to the said Arundel House hereby conveyed and every part thereof; TO HAVE and HOLD THE SAME TO THE VENDEE ABSOLUTELY.
- (3) WHEREAS the previous title deeds and connected papers along with the plans of the property purchased by the mother of the vendors have been handed over to the vendee.
- (4) WHEREAS the vendors are absolutely now seized and possessed of as full owner and otherwise well and sufficiently entitled to all those messuages, tenements, hereditaments, easements and premises howsoever otherwise comprising the house known as Arundel House situated at Rajpur Road, Mussoorie, hereinafter more particularly described and mentioned hereby and herein intended to be transferred, granted conveyed and assigned; and
- (5) The vendors have handed over actual physical peaceful and vacant possession of the said property and has placed the vendee as true owner of the property.

*Shan Shor*  
*Robitshub* 5



- (6) The vendors have left with no right, title, interest, claims or concern of any nature with the said property and the vendee has become the absolute owner of the said property and the vendee is hereafter be fully entitled without any interference or hindrance from the vendors or any person claiming through or under vendors.
- (7) The vendee shall use, hold, enjoy and possess the said property in whatsoever manner he deems fit.
- (8) That the vendee will have right to make any improvement in the said property and apply for requisite statutory government permission building sanction in their names.
- (9) The vendee will have right to get the said property mutated in their names in Municipal records or any other government records and the vendors will give full cooperation and assistance for the same.
- (10) That all the taxes, dues, charges, in respect of the said property hereby sold upto the date of this deed shall be paid by the vendors and thereafter the vendee will be responsible.
- (11) AND WHEREAS the vendors do hereby further agree with vendee, at all times, to do and execute, or cause to be done and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said Arundel House and every part thereof to the vendee and placing them in possession of the same according to the true intent and meaning to this deed.

*[Handwritten Signature]*  
*[Handwritten Signature]* 6



- (12) AND the vendors do also hereby agree to save harmless and keep indemnified and vendee from and against all losses, damages, costs, and expenses which the vendee may sustain or incur by reason of any claim being made by any body whomsoever to the said Arundel House.
- (13) AND the vendors do hereby further agreed with the vendee and declares that they have not done or is or been party to any act hereby the said Arundel House or any part thereof in or may be under any charge in title, attachment, claim, easements or otherwise or howsoever, or whereby the vendors are prevented from conveying, transferring, granting or assigning the said Arundel House or any part thereof in the manner herein appearing by virtue of this deed.
- (14) That the said property is situated in Municipal Limits of Mussoorie. The said property is situated at Balahissar, Mussoorie which is more than 1 kms. away from the Bazar. The circle rate of Balahissar is Rs. 1500/- per sqr. mtrs. for land area and Rs. 9000/- per sqr. mtrs. for built up area fixed by the district authorities for the purpose of registration and stamp duty. The built up property is about 100 years old an ordinary construction dilapidated condition. On the basis of the said facts, the market value of the said property is not more than Rs. 19,00,000/- The total sale consideration of the said property is Rs 40,00,000/- and as such the stamp duty has been paid accordingly of Rs.1,50,000/(462.36X1500 = 693540 + 363.19 X 9000 X.366 =

*Shun Shun*  
*Rohit Shukla*

50000 रु.

भारतीय गैर न्यायिक

15000 रु.

INDIA NON JUDICIAL

पन्द्रह  
हजार रुपयेRUPEES  
FIFTEEN THOUSAND

Rs.15000

Rs.15000

भारत INDIA

Issued From

03BB 058767

1196347.60 and total value comes to Rs.18,89,887/- say 19,00,000/-) on Rs. 19,00,000/- at the rate of 5% comes to Rs. 95,000/- and remaining 21,00,000/- at the rate of 2.5% comes to 52,500/- and total stamp duty comes to Rs.1,47,500/-

- (15) The expressions 'VENDORS and 'VENDEE' used in these presents shall mean and include their respective heirs, legal representatives, successors, assigns and administrators etc.

### SCHEDULE OF PROPERTY

All that property known as Arundel House with compounds, lands, houses, gardens, and appurtenances belonging thereto, situate at Rajpur Road, Mussoorie, approximately 4975 sqr. ft. or 462.36 sqr. mtr. in Which 3908 sqr. ft. or 363.19 sqr. mtr. is covered area of three storeyed house butted and bounded as under:-

- On the South: Is bounded by the property is being sold to Mrs Manisha Singh & others.
- On the North: Is bounded by the Rajpur Road leading into the Tara Hall Estate.
- On the East: Is bounded by the Arundel House is being sold to Mrs Manisha Singh others.
- On e West: Is bounded by the Tara Hall Pushta.

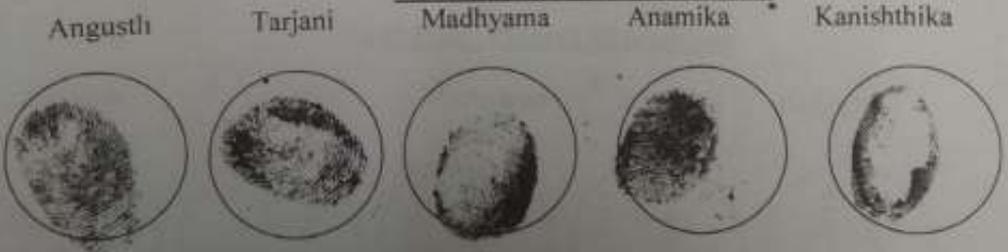
*Manisha Singh*  
*Rajpur Road*



Note- The property has been shown in site plan attached to this deed. The vendee will have right of way from Rajpur Road through main Arundel being sold to Dr. Harish Chaudhry & others..

Name and address of the Seller/vendors- (1) Mr. Rohit Trikha, resident of Arundel House Cottage no.2, Balahissar, Mussoorie.  
 (2) Mr. Mohit Trikha, both sons of late Sri Balraj Trikha, r/o 3830 Valley Ctr Dr # 705, San Diego, CA 92130.  
 (3) Smt. Reena Sahani, d/o late Sri Balraj Trikha, R/o 28 Pine Tree Hill Road, Newtown Ct 06470, USA.,  
 For self and on behalf of no. 2 & 3 through their brother & lawful attorney Mr. Rohit Trikha s/o late Sri Balraj Trikha, resident of Arundel House Cottage no.2, Balahissar, Mussoorie

Left Hand Fingers Impressions



Right Hand Fingers Impressions



*Rohit Trikha*  
*Rohit Trikha*

15000 रु.

भारतीय गैर न्यायिक  
INDIA NON JUDICIAL

15000 रु.

पन्ध्र  
हज़ार रुपये

RUPEES  
FIFTEEN THOUSAND

Rs.15000

भारत INDIA

Rs.15000

ISSUED FROM  
30 AUG 2019  
Bank Treasury Officer  
Mussoorie, Dehradun

03BB 058781

*Robert Mills*  
VENDOR.

Name and address of the Purchaser/Vendee- Sri Shridhar s/o Sri Kali  
Ram, R/o South Road, Landour, Mussoorie

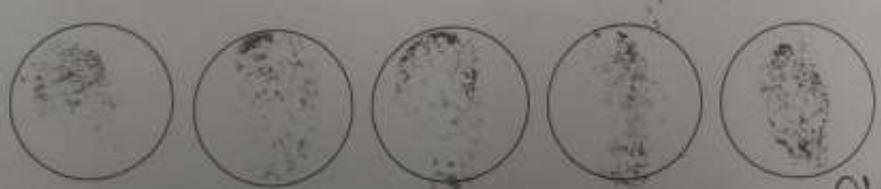
Left Hand Fingers Impressions

Angusth      Tarjani      Madhyama      Anamika      anishthika



Right Hand Fingers Impressions

Angusth      Tarjani      Madhyama      Anamika      Anishthika



*Sri Shridhar*  
Vendee.

*Sri Shridhar*      *Robert Mills*

To,

The Executive Officer,  
Nagar Palika Parishad,  
Mussoorie.



Date-20.09.2011.

Reg:- Mutation of the property known as Arundel House with compounds, lands, appurtenances belonging thereto situate at Rajpur Road, Mussoorie approximately 4975 sq. ft. or 462.36 sq.mtr.

Sir,

I have purchased the above property vide registered document no. 115/2011 dt. 30.08.2011, registered in the office of Sub Registrar, Mussoorie. Photocopy of the same I am enclosing herewith for mutation. Thereof I request your good self kindly mutate the same in my name. Requisite fee for the same I am depositing herewith.

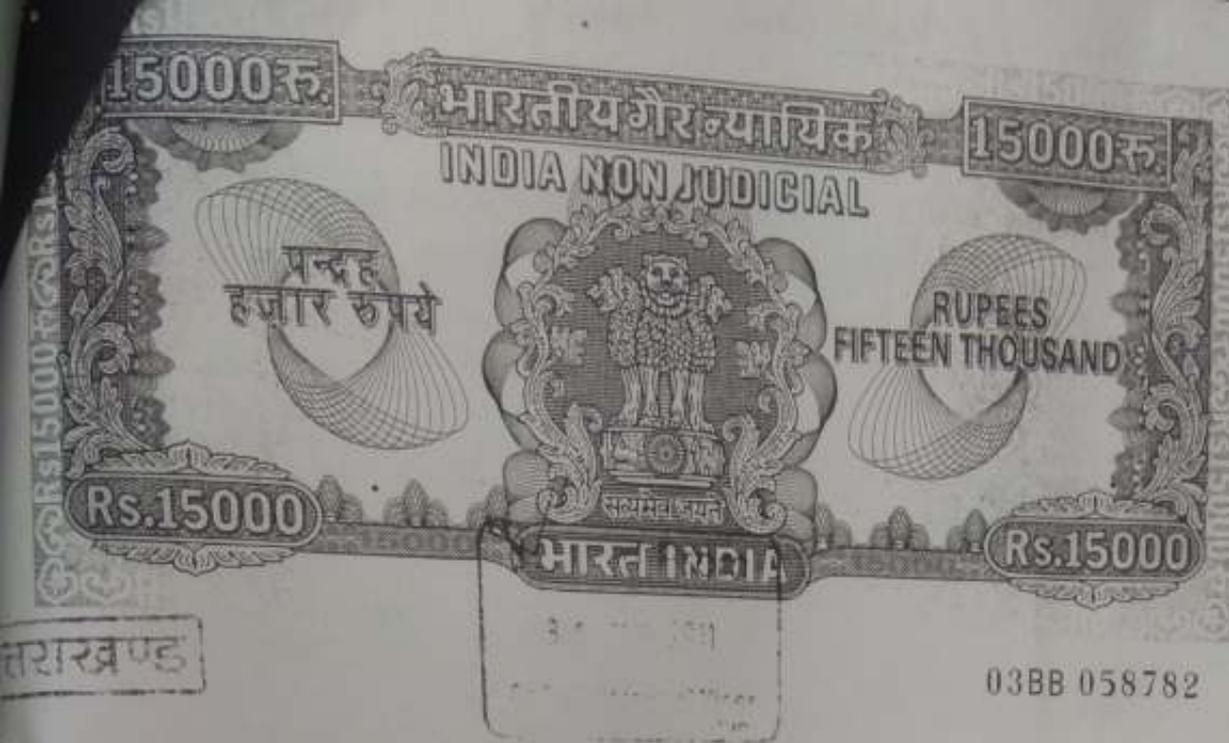
Encl. Copy of Sale Deed.

Your Faithfully,

  
Shridhar

s/o Sri Kali Ram,  
R/o South Road, Landour,  
Mussoorie.

R.N. 07/06



IN WITNESS WHEREOF, the vendors and vendee have signed and executed this deed of sale on the day, month and year first above mentioned.

WITNESSES

1. [Signature]

RASAT AGGARWAL S/O NARESH CHAND AGGARWAL,  
LANDOUR BAZAR, MUSCOORIE

DL No - UA - 04 20110154104

2. [Signature] S/O Shri Lakshman Singh

101 FAIR COTTAGE

MUSCOORIE

PAN No - AAAPT-2409 J

Drafted and typed on the basis of Documents and as per instructions of the vendor and vendee, and the photographs of the parties has been identified by Identification made by each other.

[Signature]

[Signature]

PLAN OF PROPERTY OF ARUNDALE ESTATE MUSSORIE

LOT AREA = 4975 SQ FT = 462.36 SQ.M. AS ENCLOSED BY ABCDA

COVERED AREA GD FLOOR = 1302.68 SQ FT

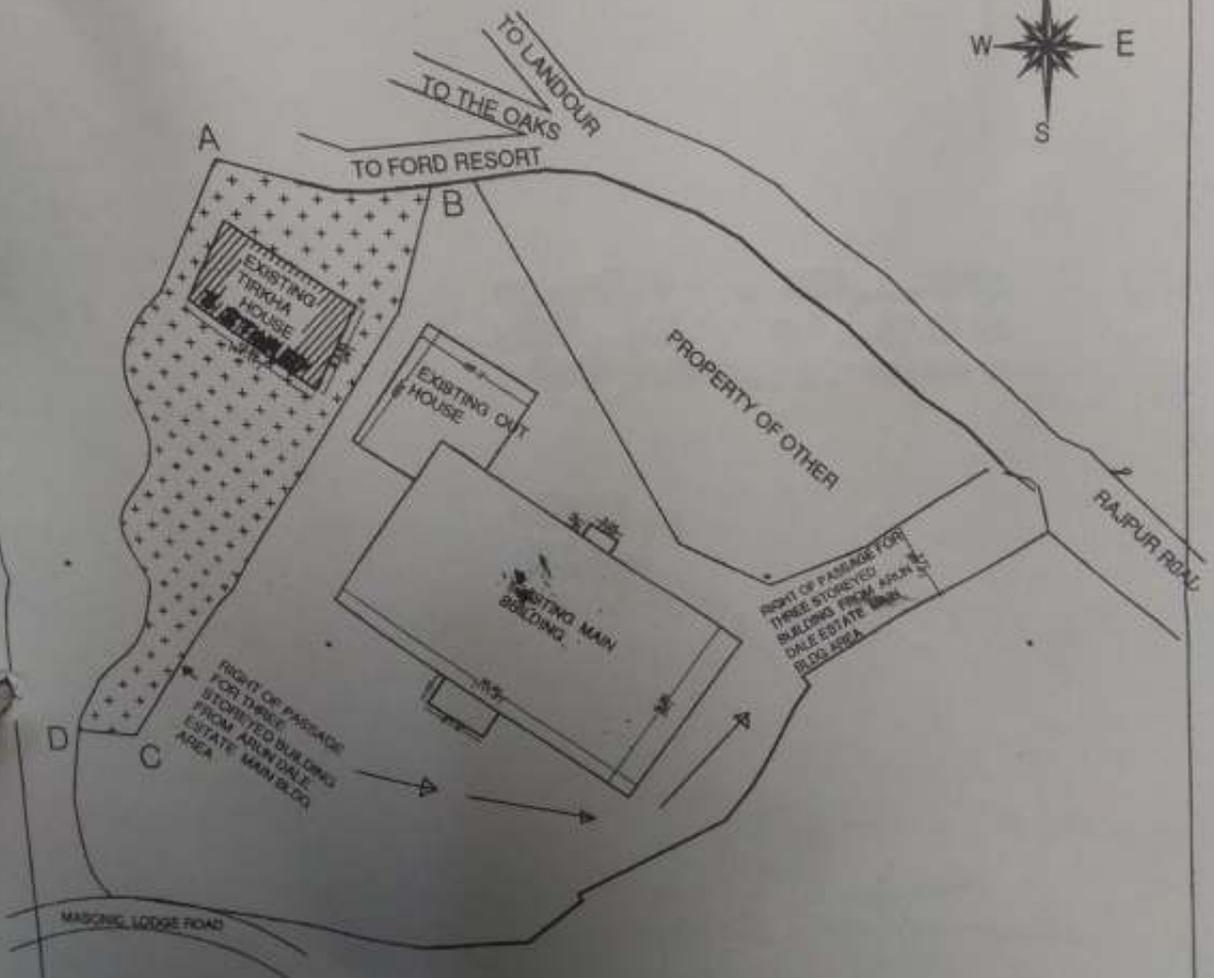
TOTAL COVERED AREA = 3908.00 SQ FT

NAME OF SELLER

SH. ROHIT TIRKHA  
S/O LATE SH BALRAJ TIRKHA FOR  
SELF AND MRS REENA SAHNI AND MOHIT TIRKHA

NAME OF PURCHASER

Sh. SHRIDHAR s/o Sh. Kaliram  
r/o South Road , Landour Bazaar, Mussoorie



SIGNATURE OF SELLER

*Shridhar*  
*Shridhar*  
SIGNATURE OF PURCHASER

Market leader in Valuations and  
Chartered Engineering Services  
"WE KEEP YOU RISK FREE"

**rk** REINFORCING YOUR BUSINESS  
**ASSOCIATES**  
VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.  
Dehradun Branch Office:  
68, Tilak Road, Dehradun  
Ph. No. +91-9719306142, 9958632707.

REPORT FORMAT: V-L1 (Basic) | Version: 5.0\_2017

FILE NO. RKA/2018-19/DDN-169

DATED: 13/08/2018

## VALUATION REPORT

OF

## RESIDENTIAL HOUSE

PROPERTY KNOWN AS ARUNDEL HOUSE, BALAHISSAR, RAJPUR ROAD,  
MUSSOORIE, UTTARAKHAND

### OWNER/S

MR. SHRIDHAR S/O MR. KALI RAM

A/C: SHRIDHAR S/O MR. KALI RAM

REPORT PREPARED FOR

**BANK OF BARODA, MAIN BRANCH, MUSSOORIE**

- Valuers
- Chartered Engineers
- Lender's Independent Engineer (LIE)
- Techno Engineering Consultants
- Business Valuations
- Project Reports & Consultants
- Industry / Trade Rehabilitation Consultants
- NPA Management
- Account Monitoring
- Panel Valuer Consultant for 20 Nationalized Banks/PSUs

*NOTE: In case of any query, concern or escalation you may please contact Incident Manager @  
valuers@rkassociates.org. We will appreciate your feedback in order to improve our service.*

*NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which  
report will be considered to be correct.*

REGISTERED OFFICE:

G-183, Basement, Preet Vihar, Delhi-110092  
Ph.: (011) 43027912, (011) 22503380, +91 - 9999597597  
E-mail - valuers@rkassociates.org | Website : www.rkassociates.org

Open Offices at: ■ Kolkata ■ Mumbai ■ Bangalore

**GENERAL DETAILS**

1.	Report prepared for	Bank			
2.	Name & Address of Organization	Bank of Baroda, Main Branch, Mussoorie			
3.	Name of Borrower	Mr. Shridhar S/o Mr. Kali Ram			
4.	Credit Analyst	Mr. Shivam Tyagi	Email: mussoorie@bankofbaroda.com		
5.	Type of Loan	Housing Loan			
6.	Report Format	V-L1 (Basic)   Version: 5.0_2017			
7.	Date of Valuation	13 August 2018			
8.	Date of Survey	10 August 2018			
9.	Type of the Property	Independent Residential House			
10.	Type of Valuation	Residential Land & Building value			
11.	Report Type	Plain Asset Valuation			
12.	Surveyed in presence of	Owner's Representative	Mr. Vijendra Bhandari 91+9873161828		
13.	Purpose of Valuation	Value assessment of the asset for creating collateral mortgage			
14.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative			
15.	Out-of-Scope of the Report	<p>a. Verification of authenticity of documents from originals or cross checking from any Govt. deptt.</p> <p>b. Legal aspects of the property.</p> <p>c. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</p> <p>d. Getting cizra map or coordination with revenue officers for site identification.</p> <p>e. Measurement of the property as a whole.</p> <p>f. Measurement is only limited upto sample measurement.</p> <p>g. Drawing Map &amp; design of the property.</p>			
16.	Documents provided for perusal	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>	
		Total 02 documents requested.	Total 02 documents provided.	Total Documents Reference No.01	
		Property Title document	Copy of TIR	---	
		Approved Map	Sale Deed	---	
		None	NA	---	
		None	None	---	
17.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed		
		<input type="checkbox"/>	Done from name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the owner		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		
18.	Enclosures	<p>I. Valuation Report as per BOB Format Annexure-1</p> <p>II. R.K Associates Important Notes</p> <p>III. Valuer's Remark - Page No.08</p> <p>IV. Screenshot of the Price trend references of the similar related properties available on public domain - Page No.00</p> <p>V. Google Map - Page No.10</p> <p>VI. Photographs - Pages 02</p> <p>VII. Copy of Circle Rate - Pages 01</p> <p>VIII. Survey Summary Sheet - Pages 02</p> <p>IX. Copy of relevant papers from the property documents referred in the Valuation - Pages 02</p>			



**VALUATION REPORT AS PER BOB FORMAT – ANNEXURE 1**

Name & Address of Branch:	Bank of Baroda, Main Branch, Mussoorie
Name of Customer (s)/ Borrower Unit	Mr. Shridhar S/o Mr. Kali Ram

Customer Details	
i. Name Of Owner	Mr. Shridhar S/O Sri Kali Ram
ii. Application No.	NA
Property Details	
i. Address	Property Known As Arundel House, Balahissar, Rajpur Road, Mussoorie, Uttarakhand
ii. Nearby Landmark	Near WynBerg Allen School Mussoorie
iii. Google Map	Enclosed with the Report Coordinates or URL: 30.447093, 78.088974
iv. Independent access to the property	Clear independent access is available, through right of passage through Arundel Estate
v. Type of ownership	Single ownership
vi. Constitution of the Property	Free Hold
vii. Is the property merged or colluded with any other property	No, its an independent singly bounded property
3. Document Details	
	<b>Status</b> <b>Name of Approving Auth.</b> <b>Approval No.</b>
i. Layout Plan	Not available      MDDA      ---
ii. Building plan	Not available      MDDA      ---
iii. Construction Permission	Not available      MDDA      ---
iv. Legal Documents	Available      Copy of TIR      Sale Deed
4. Physical Details of the Property	
	<b>North</b> <b>South</b> <b>East</b> <b>West</b>
i. Adjoining Properties	Rajpur Road      Property of Ms. Manisha Singh      Arundel House      Other Property
ii. Are Boundaries matched	Yes
iii. Plot demarcation	Yes
Approved land Use	Residential
Type of Property	Residential House
vi. No. of bed rooms	Living/ Dining area      Toilets      Kitchen      Other rooms
GF: 04	00      04      00      01 Store
FF: 05	00      05      00      01 Store
SF: 04	01      02      01      1 Room 1 Lobby 1 Store
TF:00	00      00      00      Car Parking area (covered by tin shed)
vii. Total no. of floors of the property	ALL
viii. Floor on which the property is located	All Floors
ix. Approx. age of the property	Newly finished in 2018
x. Residual age of the property	60-65 years approx.
xi. Type of structure	RCC slab on brick walls
xii. Condition of the Structure	Excellent
5. Tenure/ Occupancy/ Possession Details	
i. Property presently possessed/ occupied by	Legal Owner



Status of Tenure	NA
No. of years of occupancy	NA
Relationship of tenant or owner	NA
Stage of Construction	Constructed property is in use
If under construction then extent of completion	NA

**Violation in the property**

<b>a. Violation if any observed</b>	<b>b. Nature and extent of violation</b>	<b>c. Any other negativity or defect in the property</b>
Cannot comment since no Approved map given to us.	Cannot comment since no Approved map given to us.	No

**AREA DETAILS OF THE PROPERTY**

<b>Land area</b> (as per documents/ site survey, whichever is less)		
<i>Considered</i>		
Area as per documents	Area as per site survey	<b>Area considered for Valuation</b>
462.36 sq. mtr. (552.97sq. yd.)	NA	462.36 Sq Mtr 552.97 Sq. Yd
Area adopted on the basis of	Copy of TIR and Sale Deed	
Remarks & Observations	---	
<b>Constructed Covered Area</b> (As per IS 3881-1968)		
Area as per documents	Area as per site survey	<b>Area considered for Valuation</b>
NA	GF:(1302.68sq. ft.) 121.02 sq. mtr FF:(1302.68sq. ft.) 121.02 sq. mtr SF:(1302.68sq. ft.) 121.02 sq. mtr TF:(2923sq. ft.) 271.55 sq. mtr	GF:(1302.68sq. ft.) 121.02 sq. mtr FF:(1302.68sq. ft.) 121.02 sq. mtr SF:(1302.68sq. ft.) 121.02 sq. mtr TF:(2923sq. ft.) 271.55 sq. mtr
Area adopted on the basis of	As per site survey	
Remarks & Observations	There is a car parking area on the roof of SF which is in level with the road and is covered by tin shed.	

**VALUATION ASSESSMENT**

**ASSESSMENT FACTORS**

<b>A.</b>				
i.	Valuation Type	Land & Building Value	Commercial Land & Building Value	
ii.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative.		
	Property Use factor	Commercial and Residential (A hotel is running on GF and FF and Owners live on SF)		
iv.	Legality Aspect Factor (Refer clauses 2 & 4 of Part-E)	Positive as per documents produced to us.		
v.	Land Physical factors	Shape	Size	Level
		Irregular	Large	The second floor roof is on road level
vi.	Property location category factor	City Categorization	Locality Categorization	Property location classification
		Scale-C City	Average	Near to Highway
		Urban	Property near a tourist spot	NA
		Property Facing	North Facing	NA
vii.	New Development in surrounding area	No new development		
viii.	Property overall usability Factor	Normal		
ix.	Comment on Property Salability Outlook	Easily saliable		



Comment on Demand & Supply in the Market	Good Demand in the market	
Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
Methodology/ Basis of Valuation	<b>Govt. Guideline Value:</b> Collector Rate of Dehradun	
	<b>Market Value:</b> Comparable Market Sales approach	
	<i>For knowing comparable market sales, significant local enquiries has been made representing ourselves as both buyer and seller of the similar property and thereafter based on this information and various factors of the property, a rate has been taken judiciously seeing the market scenario.</i>	
References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	Mussoorie Properties Contact No. - 9412953715 <i>As per the conversation with the property dealer we came to know that the rates of land in this area range between Rs. 12,000/- to Rs. 14,000/- per sq. yd.</i>
	2.	NA NA

**VALUATION CALCULATION**

**GUIDELINE/ CIRCLE VALUE**

i.	Land Value	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rates adopted (considering all characteristics & assessment factors of the property)
			462.36 sq. mtr. (552.97 sq. yd.)	Rs. 6500/- per sq. mtr.
<b>Total Land Value (a)</b>		462.36 x Rs. 6500/- per sq. mtr. Rs. 30,05,340/-		
ii.				
Construction Depreciated Replacement Value				
Structure Construction Value				
		Structure Type	Construction category	Age Factor
		RCC load bearing structure and Tin Shed	Good	New construction
		Rate range	Rate adopted	Covered Area
		RCC: Rs12,000/- per sq mtr Tin Shed: Rs10,000/- per sq mtr	RCC: Rs12,000/- per sq mtr Tin Shed: Rs10,000/- per sq mtr	RCC: 3908.04 Sq ft (363.06 Sq Mtr) Tin Shed: 2923 Sq Ft (271.54 Sq Mtr)
<b>Total Construction Depreciated Replacement Value (b)</b>		RCC: 363.06 Sq Mtr X Rs12,000= Rs 43,56,720/- Tin Shed: 271.54 X Rs10,000=Rs 27,15,400/- Rs 70,72,120/-		
iii.			TOTAL GUIDELINE/ CIRCLE RATE VALUE: (a+b)	
			Rs1,00,77,460/-	

**PROSPECTIVE FAIR MARKET VALUE**

i.	Land Value	Total Land Area considered as per documents/ site survey (whichever is less)	Prevailing Rates Range	Rates adopted (considering all characteristics of the property)
			462.36 sq. mtr. (552.97 sq. yd.)	Rs. 12,000/- to Rs. 14,000/- per sq. yd.
<b>Total Land Value (a)</b>		552.97 x Rs. 12,000/- per sq. yd. Rs. 66,35,640/-		
ii.				
Construction Depreciated Replacement Value				
Structure cost/ Construction Value				
		Structure Type	Construction category	Age Factor



# VALUATION REPORT

ADHAR S/O MR. KALI RAM

	RCC load bearing structure and Tin Shed	Very good	New construction
	<b>Rate range</b>	<b>Rate adopted</b> <sup>7, 8 &amp; 10</sup>	<b>Covered Area</b>
	RCC: Rs. 1,300/- to Rs. 1,600/- per sq. ft. Tin Shed: Rs. 500/- to Rs. 600/- per sq. ft.	RCC: Rs. 1,400/- per sq. ft. Tin Shed: Rs. 500/- per sq. ft.	RCC-3908.04 Sq ft (363.06 Sq Mtr) Tin Shed- 2923 Sq Ft (271.54 Sq Mtr)
	<b>Total Construction Depreciated Replacement Value Value (b)</b>	(3908.04 X Rs. 1,400/-) + (2923 X Rs. 500/-) Rs. 69,32,756/-	
iii.	<b>Add extra for Architectural aesthetic developments, improvements (c)</b> <i>(add lump sum cost)</i>	NA	
iv.	<b>Add extra for fittings &amp; fixtures (d)</b> <i>(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	Rs. 5,00,000/-	
v.	<b>Add extra for services (e)</b> <i>(water, electricity, sewerage, main gate, boundary, lift, etc.)</i>	Rs. 2,00,000/-	
vi.	<b>TOTAL PROSPECTIVE FAIR MARKET VALUE<sup>15</sup>: (a+b+c+d+e)</b>	Rs. 1,42,68,396/-	
vii.	<b>Rounded Off</b>	Rs. 1,43,00,000/-	
viii.	<b>EXPECTED REALIZABLE VALUE<sup>16</sup> (@ ~15% less)</b>	Rs. 1,21,55,000/-	
ix.	<b>EXPECTED FORCED/ DISTRESS SALE VALUE<sup>17</sup> (@ ~25% less)</b>	Rs. 1,07,25,000/-	
	<b>Insurable Value</b>	Rs. 70,00,000/-	
x.	<b>Justification for more than 20% difference in Market &amp; Circle Rate</b>	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors	
xi.	<b>Concluding comments if any</b>	As per the scope of the Report, Value assessment is subject to Assumption/ Remarks, R.K Associates Important Notes and Valuer's Remarks & other enclosed documents with the Report which will remain integral part & parcel of the report. This report will automatically become invalid without any of these documents.	

## 10. ASSUMPTIONS/ REMARKS

i.	Qualification in TIR/Mitigation Suggested, if any: <b>NA</b>
ii.	Is property SARFAESI compliant: <b>No</b>
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: <b>No</b>
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: <b>To Be Mortgaged</b>
v.	Details of last two transactions in the locality/area to be provided, if available: <b>Information couldn't be found.</b>
vi.	Any other aspect which has relevance on the value or marketability of the property: Property located in developing area
a.	Information of the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, internet postings which has been relied upon. No written record is generally available for such market information.
b.	Sale transaction method of the asset is assumed as free market transaction while assessing Prospective Fair Market Value of the asset
c.	All area measurements are on approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full scale measurement. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon.
d.	Legal aspects are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report.
e.	This report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based



Blue circular stamp with text: "Approved by the Board of Directors" and "Date: 11/15/2013".



		(काला स्कूल) वेयरली कान्वेंट स्कूल तक का क्षेत्र।									
		3	वेयरली कान्वेंट स्कूल के आसपास के क्षेत्र।	6500	5500	20500	59000	55000	12000	10000	
		4	वेयरली कान्वेंट स्कूल के आसपास के क्षेत्र।	6500	5500	20500	59000	55000	12000	10000	
		5	वेयरली कान्वेंट स्कूल के आसपास के क्षेत्र।	6500	5500	20500	59000	55000	12000	10000	
4	D	1	वेयरली कान्वेंट स्कूल के आसपास के क्षेत्र।	5000	4000	19000	55000	50000	12000	10000	
5	E	1	वेयरली कान्वेंट स्कूल के आसपास के क्षेत्र।	4500	4000	18500	53000	48000	12000	10000	
5	E	2	वेयरली कान्वेंट स्कूल के आसपास के क्षेत्र।	4500	4000	18500	53000	49000	12000	10000	
5	E	3	वेयरली कान्वेंट स्कूल के आसपास के क्षेत्र।	4500	4000	18500	53000	48000	12000	10000	
6	F	1	वेयरली कान्वेंट स्कूल के आसपास के क्षेत्र।	4000	3500	18000	52000	47500	12000	10000	



(वीर सिंह बुनियाद)

अपर जिलाधिकारी (शिक्षा एवं प्रशिक्षण)

देहरादून

## Shri Saini, Advocate

Res: Envorneal Cottage Estate,  
Balahissar Mussoorie,  
Distt. Dehradun,  
Uttarakhand.  
Phone: (0135) 2632520,  
9837080320

Off: No.1, Lawyers' Chambers,  
Nagar Palika Road, Mussoorie,  
Mussoorie, Distt. Dehradun,  
Uttarakhand.  
Phone: (0135) 2631520 (m)

To,

The Senior/Chief Manager,  
Bank of Baroda  
Branch The Mall, Mussoorie,  
Distt. Dehradun.

Dear Sir/Madam,

REG: Title Opinion Report certifying non encumbrance of the property detailed in Sale deed dated 15.09.1967 as document no. 92/67 in the office of Jt. Sub Registrar Mussoorie, all that property known as Arundel House with compounds, lands, houses, gardens and appurtenances belonging thereto, situated at Rajpur Road, Mussoorie, approximately 4975 sq. ft. or 462.36 sq. mtrs. in which 3908 sq. ft. or 363.19 sq. mtrs. is covered area of three storeyed house.

Reference to your letter dated 30.07.18 requesting me to furnish non encumbrance 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/proposal to be granted to Sri Sridhar s/o Sri Kall Ram, R/o South Road, Landour, Mussoorie.

<p>1. Description an Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.</p>	<p>All that property known as Arundel House with compounds, lands, houses, gardens and appurtenances belonging thereto, situated at Rajpur Road, Mussoorie, approximately 4975 sq. ft. or 462.36 sq. mtrs. in which 3908 sq. ft. or 363.19 sq. mtrs. is covered area of three storeyed house, butted and bounded as under:</p> <p>North - is bounded by the Rajpur Road leading into the Tara Hall Estate. South - is bounded by the property of Mrs. Manisha Singh &amp; others. East - is bounded by The Arundel House &amp; Mrs. Manisha Singh &amp; others. West - is bounded by the Tara Hall Pushta.</p>
<p>2. Nature of Property (Whether Agricultural Non-Agricultural Commercial, Residential or Industrial) If non-Agricultural, the reference &amp; date of conversion order from the competent</p>	<p>Residential</p>



# Manoj Sali, Advocate

Resi: Enviornal Cottage Estate,  
Balahissar Mussoorie,  
Distt. Dehradun, .  
Uttarakhand.  
Phone: (0135) 2632520,  
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*already mortgaged  
against N.L.*

1. Description an Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.	All that property known as Arundel House with compounds, lands, houses, gardens and appurtenances belonging thereto , situated at Rajpur Road, Mussoorie, approximately 4975 sq. ft. or 462.36 sq. mtrs. in which 3908 sq. ft. or 363.19 sq. mtrs. is covered area of three storeyed house, butted and bounded as under:  North - is bounded by the Rajpur Road leading into the Tara Hall Estate. South - is bounded by the property of Mrs. Manisha Singh & others. East - is bounded by The Arundel House & Mrs. Manisha Singh & others. West- is bounded by the Tara Hall Pushta.
2. Nature of Property (Whether Agricultural Non-Agricultural Commercial, Residential or industrial) If non-Agricultural, the reference & date of conversion order from the competent	Residential



authority should also be mentioned	
<p>3. Name of the Mortgager/Owner and status in the Account i.e borrower(s) or guarantor and whether individual, Sole Proprietor, Partner, Director, Karta or Trustee.</p> <p>In case the Mortgager is partner/Director/ Trustee who is mortgaging the property on behalf of Partnership/ Company/ Company/ Trust, Whether he/she has the authority. Copy of the Resolution/Memorandum &amp;Articles of Association/Trust Deeds etc whether examined and verified.</p>	Borrower, Sri Shridhar s/o Sri Kali Ram, R/o South Road, Landour, Mussoorie Sole owner.
4. Whether any minor lunatic or un-discharged insolvent is contacting Precautionary steps to be taken.	N.A.
<p>5. Whether the property is Freehold or Leasehold.</p> <p>If Lease hold then period of lease and if Freehold Whether Urban Land ceiling Act applies and permission to be obtained.</p>	Free Hold.
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.
7. Whether the Mortgager is Co-Owner/Joint owner and/or any partition of the Property is made between the members of the family through Partition Deeds. If yes, Whether Original Registered Partition Deeds is available or it is only a family settlement.	Absolute owner.
8. Whether the Mortgager is in exclusive possession of the property. Or it is leased/rented out to third party.	Exclusive owner in possession.
9. Whether the property is mutated in municipal/Revenue records and Mortgagor's name is reflecting and if not the reason thereof.	Mutation in Nagar Palika record. ✓
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.	N/A.
11. Whether all the Original Title deeds including antecedent Title deeds and other relevant documents are available. Please give detailed list	Sale deed dated 15.09.1967 as document no. 92/67 in the office of Jt. Sub Registrar Mussoorie ✓
12. Whether the Advocate has personally visited the Sub Registrar/Revenue	Yes, The available records in the office of Sub Registrar, Mussoorie has been inspected.

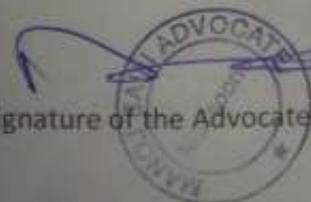


/Municipal office and examined the records.	
13. Whether the Search is being made for the period of 30 years.if no reason thereof.	S.R. Mussoorie, From 1986 to 2018 vide receipt no. 682970 dt. 31.07.2018 for Rs. 105/-
14.Details of documents examined /scrutinized (Which are in chronological order with serial numbers,type/nature of document date of execution, parties, date of registration details including the details of revenue/society records etc.)	Copy of Sale deed dated 15.09.1967 as document no. 92/67 in the office of Jt. Sub Registrar Mussoorie. Copy of sale deed dt. 22.07.1969 document no. 51, Jt. Sub Registrar, Mussoorie.  Power of attorney of Mohit Trikha dt. 10.07.2010, Power of attorney of Mrs. Reena Sahani dt. 07.07.2010. Sale deed dated 30.08.2011 document no. 115/2011
15. Tracing of chain of title in favour of the Mortgagor/owner starting from the earliest document available. The nature of document/Deed conveying the title should be mentioned with description of parties along with the type of right it creates.	The property already mortgaged with the bank. Separate page is attached of the brief history of the property.
16. Whether there is any doubt/suspicious about the genuiness of the Original documents.If yes, then Specify.	N/A.
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.	Title of the property is genuine and enforceable under law. Equitable mortgage can be created.
18. List of documents to be deposited for creation of Mortgage by the mortgagor including any additional document required in addition to the documents available.	Registered Sale deed dated 30.08.2011 registered as book no.1, vol. 128, on page 374, addl. Book no.1, vol. 212 on pages 365/388 as document no. 115/2011 on 31.08.2011 in the office of Sub Registrar, Mussoorie (already in the bank).
19. Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specially in case of Flat(s) Property(s) in Co-op Societies whether allotment letter, possession letter share, certificate, affidavit, power of attorney etc. is required.	Sarfaesi Act is applicable to the property.

SARFAESI Act is applicable to the property.

Date: 02.08.2018

Signature of the Advocate



## Brief history

Whereas Sri Daya Ram purchased the property approximately 4975 sq. ft. with three storeyed house Arundel House Estate, Balahissar, Mussoorie from Sri Jyoti Prasad Vide registered sale deed dated 02.01.1956 as book no. 1, vol. 65, on pages 256 to 260 as document no. 02/1956 in the office of Joint Sub registrar, Mussoorie.

Whereas by virtue of the sale deed dated 15.09.1967 executed by Sri Daya Ram Yadav son of Sri Mohan Singh sold the plot no.2 to Mr. William David R/o Wynberg Allen School, Mussoorie out of the Arundel property the measurements of which were shown in the site plan enclosed alongwith sale deed registered in the office of Joint Sub Registrar, Mussoorie as document no. 92 of 1967 registered in book no.1, vol. 73, on pages 147 to 149 on 18.11.1967.

Whereas Mr. William David sold and transferred the plot no. 2 of Arundel Estate Mussoorie to Smt. Mohini Trikha vide registered sale deed dated 22.7.69 registered in book no.1, vol. 74, on pages 274/284 as document no. 51 on 14.08.69 in the office of Joint Sub Registrar, Mussoorie.

Whereas Smt. Mohini Trikha expired on 07.10.1997 leaving behind her two sons namely Sri Rohit Trikha, Sri Mohit Trikha and a daughter Smt. Reena. Sri Mohit Trikha executed a power of attorney in favour of his brother Sri Rohit Trikha dated 10.07.2010 executed before Consulate General of India Sanfrancisco, USA. And Smt. Reena also executed a power of attorney in favour of her brother on 07.10.2010 duly executed before Consulate of India, New York and both power of attorneys have been properly stamped as per Section 18 (1) of the Stamp Act.

Whereas Sri Rohit Trikha, Sri Mohit Trikha and Smt. Reena Sahni sold and transferred property known as Arundale House with compounds land appurtenances belonging thereto situated at Rajpur Road, Mussoorie approximately 4973 sq. ft. or 462.36 sq. mtrs. in which 3908 sq. ft or 363.19 sq. mtrs. is covered vide registered sale deed dt. 30.08.2011 registered in book no.1, vol. 128, on page 374, addl. Book no.1, vol. 212, on pages 365/388 as document no. 115/2011 on 31.08.2011 in the office of Sub Registrar, Mussoorie. Sri Shridhar has obtain sanction from MDDA vide no. 41/M/2012-13 dt. 11.01.2013 and his name has been recorded in the record of City Board Mussoorie. At present Sri Shridhar is the owner of the property and he has enforceable right in the said property. And chain of the property is complete.

Dated- 04.08.2018

