

Date: 01/05/2021

* Ms/IT international (Borrower)
Address: Sh. Anju Pundir W/o Sh. Rajesh Pundir (Partner)
NH-72, Main Road Near Balaji Dham Mandir,
Jhajja, Dehradun

NOTICE U/S 13(2) of the Securitisation and Reconstruction of Financial Assets and
Enforcement of Security Interest Act 2002

You, M/s IT International through its partners Sh. Chandra Singh Pundir S/o Sh. K S Pundir and Smt. Anju Pundir W/o Sh. Rajesh Pundir address- NH-72, Main Road Near Balaji Dham Mandir, Jhajra, Dehradun have availed the following credit facilities from Punjab National Bank, Branch Office Nari Shrip Mandir Dehradun:

Sr No.	Facility	Limit	Balance outstanding as on date of NPA (i.e principal + int.)	Total outstanding as on date of issuance of notice
1.	Term Loan	Rs.31,00,000/- (Rupees Thirty one Lakh Only)	Rs.23,02,578.24 (Rupees Twenty Three Lakh Two Thousand Five Hundred Seventy Eight and Paise Twenty Four Only) with further interest & other charges w.e.f. 01.04.2021	Rs.23,02,578.24 (Rupees Twenty Three Lakh Two Thousand Five Hundred Seventy Eight and Paise Twenty Four Only) with further interest & other charges w.e.f. 01.04.2021
	TOTAL	Rs.31,00,000.00 (Rupees Thirty one Lakh Only)	Rs.23,02,578.24 (Rupees Twenty Three Lakh Two Thousand Five Hundred Seventy Eight and Paise Twenty Four Only) with further interest & other charges w.e.f. 01.04.2021	Rs.23,02,578.24 (Rupees Twenty Three Lakh Two Thousand Five Hundred Seventy Eight and Paise Twenty Four Only) with further interest & other charges w.e.f. 01.04.2021

er referred to as "sec

The amount due to the Bank as on 01.06.2021 is Rs.23,02,578.24 (Rupees Twenty Three Lakh Two Thousand Five Hundred Seventy Eight and Paise Twenty Four Only) with further interest & other charges @ 12% p.a. till payment in full (hereinafter referred to as "secured debt").

Dated: 01.06.2021

To secure the outstanding under the above said facilities, you have, inter alia, created security interest in respect of the following properties/assets:

Facilities	Schedule of Property	Ownership
Term Loan 404000JH00002426	<p>All that property bearing Municipal No. 114(New No. 125) Lunia Mohalla-I Dehradun measuring 53.138 Sqmt out of which covered area is 31.121 Sqmt on the ground floor and 20.650 Sqmt on First floor.</p> <p>Bounded & Butted as under:</p> <p>North: House of Sh. Jagannath side measuring 32 ft. South: Nala, side measuring 31 ft. East: 5 ft. 3 inch wide lane, side measuring 14 ft. West: Property of Smt. Mahendra Kaur side measuring 23 ft. 9 inch</p>	<ul style="list-style-type: none"> Sh. Krishan Singh Pundir S/o Sh. Ram Chandra Singh Pundir (Guarantor/Mortgagor) <p>R/o 114/105 Lunia Mohalla Near Gopinath Mandir Dehradun Uttarakhand</p>
	<p>Hypothecated Stock lying in the premises of M/S IT International.</p>	M/S IT International

We hereby call upon you to pay the amount of Rs.23,02,578.24 (Rupees Twenty Three Lakh Two Thousand Five Hundred Seventy Eight and Paise Twenty Four Only) with further interest & other charges w.e.f. 01.04.2021 on the contracted rate unit payment in full within 60 days (sixty days) from the date of this notice. In default, besides exercising other rights of the Bank available under Law, the Bank is intending to exercise any or all of the powers as provided under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter referred to as "the Act"). The details of the secured assets intended to be enforced by the Bank, in the event of non payment of secured debt by you are as under:

Facilities	Schedule of Property	Ownership
Term Loan 404000JH00002426	<p>All that property bearing Municipal No. 114(New No. 125) Lunia Mohalla-I Dehradun measuring 53.138 Sqmt out of which covered area is 31.121 Sqmt on the ground floor and 20.650 Sqmt on First floor.</p> <p>Bounded & Butted as under:</p> <p>North: House of Sh. Jagannath side measuring 32 ft. South: Nala, side measuring 31 ft. East: 5 ft. 3 inch wide lane, side measuring 14 ft. West: Property of Smt. Mahendra Kaur side measuring 23 ft. 9 inch</p>	<ul style="list-style-type: none"> Sh. Krishan Singh Pundir S/o Sh. Ram Chandra Singh Pundir (Guarantor/Mortgagor) <p>R/o 114/105 Lunia Mohalla Near Gopinath Mandir Dehradun Uttarakhand</p>
	<p>Hypothecated Stock lying in the premises of M/S IT International.</p>	M/S IT International

5-51
Your attention is hereby drawn invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to you to redeem the secured assets.

Please take notice that in terms of section 13(13) of the said Act, you shall not after receipt of this notice, transfer by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured assets above referred to, without prior written consent of the Bank. You are also put on notice that any contravention of this statutory injunction/restraint, as provided under the said Act, is an offence. If for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realised shall be deposited/remitted with/to the Bank. You will have to render proper account of such realisation/income.

"We reserve our rights to enforce other secured assets"

Please comply with this demand under this notice and avoid all unpleasantness. In case of non-compliance, further needful action will be resorted to, holding you liable for all costs and consequences.

*This notice is issued without prejudice to the bank taking legal action before DRT/Court, as the case may be.

*This notice is issued without prejudice to the bank's rights in the suit/litigation pending before DRT/Court.

Yours faithfully,
The District Office, Dehradun
For Punjab National Bank
2002-01-10
Chief Manager

Copy to:

- Sh. Anju Pundir W/o Sh. Rajesh Pundir (Partner/ Borrower)
114/105 Luniya Mohalla Near Gopinath Mandir
Dehradun Uttarakhand
- M/s IT International (Borrower)
Address: Sh. Chandra Singh Pundir S/o Sh. K S Pundir (Partner)
NH-72, Main Road Near Balaji Dham Mandir,
Jhajra, Dehradun
- Sh. Chandra Singh Pundir S/o Sh. K S Pundir
114/105 Luniya Mohalla Near Gopinath Mandir
Dehradun Uttarakhand
- M/s IT International (Borrower)
Address: Sh. Anju Pundir W/o Sh. Rajesh Pundir (Partner)
NH-72, Main Road Near Balaji Dham Mandir,
Jhajra, Dehradun

SPECIAL REPORT ON TITLE

Reg: All that property bearing municipal no. 114 (New No. 125), Lunia Mohalla-I,
Dehradun

ASPECTS TO BE CONSIDERED

COUNSEL'S STATEMENT

A. PARTICULARS

1. Name of the borrower with address: Shri Krishan Singh Pundir son of Late
Thakur Ram Chandra Singh Pundir
resident of 94, Ansari Marg, Dehradun
2. Name of the person offering Mortgage with parentage/ constitution & address. Shri Krishan Singh Pundir son of Late
Thakur Ram Chandra Singh Pundir
resident of 94, Ansari Marg, Dehradun
3. Details of the property to be mortgaged: As per title deed..... As per present position
All that property bearing municipal no. 114 (New No. 125), Lunia Mohalla-I, Dehradun measuring 53.138 Sq. Mts. out of which covered area is 31.121 Sq. Mts. on the ground floor and 20.650 Sq. Mts. on the first floor bounded and butted as under :-
North : House of Shri Jagannath, side measuring 32 ft.
South : Nala, side measuring 31 ft.
East: 5 ft. 3 inches wide lane, side measuring 14 ft.
West : Property of Smt. Mahendra Kaur, side measuring 23 ft. 9 inches.

B. INVESTIGATION

1. Details of the title deeds/ documents (including link deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)
Sale deed dated 03.11.1993 executed by Smt. Anita Rani wife of Shri Gulshar Kumar resident of 114, Lunia Mohalla, Dehradun in favour of Shri Krishan Singh Pundir son of Late Thakur Ram Chandra Singh Pundir resident of 94, Ansari Marg, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 2 on page 181 and in additional file book no. 1 volume 285 on pages 53 to 552 at serial no. 5278 dated 04.11.1993.
2. Whether documents given to the Original sale deed has not been perused



Resl. : 14/7, Nemi Road,
Dehra Dun.
Phone : 2654222,
2650422

- counsel are original one or mere copies of documents. and certified copy of sale deed has been obtained.
- Whether documents given as original No.
title deeds raise any doubt or suspicion?
4. Whether the registration particulars Yes.
number and date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in records of the registrar's office?
5. Whether the registration particulars *The original title deed is lying deposited with the Uttarakhand Gramin Bank, Dehradun and could not be compared with the original sale deed*
number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?
6. Whether the photographs of parties as *The original title deed is lying deposited with the Uttarakhand Gramin Bank, Dehradun and could not be compared with the original sale deed*
affixed in conveyance deed/ Title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?
7. Whether the contents as given in the *The original title deed is lying deposited with the Uttarakhand Gramin Bank, Dehradun and could not be compared with the original sale deed*
title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?
8. Whether the property has been mutated Yes.
in the name of the person offering the mortgage?
9. Whether equitable mortgage can be Yes
created at the place where the branch disbursing the loan is situated.
10. Whether there is any bar under any No, there is no legal restriction on creation
local law for creation of the mortgage of the equitable mortgage.
of the property to be mortgage? (In come States, there are legal restrictions on creation of the mortgage of

Joshi



agricultural property for non
agricultural purpose).

11. Where there are restrictions regarding No
sale of the property to be mortgaged?
(In some States, there are restriction for
sale of property residents outside the
State).
12. Whether all the approvals, clearance/ No approvals/ clearance/ sanction is
sanctions required for creation of the required from any department for creation
mortgage have been obtained? If not of security mortgage/ equitable mortgage
obtained, what are such sanction; of the property by way of deposit original
approvals and clearances yet to be title deed.
obtained.
13. Whether the property is ancestral/ or N. A.
under joint ownership or the minor is
having interest in the property ? If so,
its effect thereof.
14. Whether the property to be mortgaged N. A.
has been acquired under Land
Acquisition Act, 1894?
15. Whether Urban Land Ceiling Act is N. A.
applicable in the State where the
property is located?
16. In case of leasehold property, whether No permission is required.
permission/ NOC from the lessor is
required for creation of mortgage?
whether permission of the lessor/NOC N. A.
is obtained?
What is the rate of sharing of unearned N. A.
income with lessor, in the event of sale
of the property?
Whether copy of title deed favouring N. A.
lessor (other than Govt.) is made
available to examine the validity of the
lease?
Whether terms & conditions given in
the lease deed have been complied
with? If any condition is violated,

shin



S-17

effect thereof.

Whether any permission of Income Tax N. A.


Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?

18. In respect of agriculture land, whether N. A.
land is declared surplus or under consolidation of holdings?

19. Whether certified copies of Revenue N. A.
Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor?
(Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)

Date : 13.11.2013

Place : Dehradun


S. M. Joshi
Advocate



5-18

Resl. : 14/7, Nemi Road,
Dehra Dun.
Phone : 2654222,
2650422

13.11.2013

CERTIFICATE OF NON ENCUMBRANCE

The Chief Manager,
Punjab National Bank,
Tagore Villa,
Dehradun.

It is certified that on careful inspection of the available index registers, as indexed upto the date in the office of the Sub Registrar, Dehradun from 01.01.2000 till date of inspection, no recorded encumbrances has been found in respect of the property mentioned here-in-below.

DESCRIPTION OF THE PROPERTY

All that property bearing municipal no. 114 (New No. 125), Lunia Mohalla-I, Dehradun measuring 53.138 Sq. Mts. out of which covered area is 31.121 Sq. Mts. on the ground floor and 20.650 Sq. Mts. on the first floor bounded and butted as under :-

North : House of Shri Jagannath, side measuring 32 ft.

South : Nala, side measuring 31 ft.

East : 5 ft. 3 inches wide lane, side measuring 14 ft.

West : Property of Smt. Mahendra Kaur, side measuring 23 ft. 9 inches.

Name and Address of the Present Owner:

Shri Krishan Singh Pundir son of Late Thakur Ram Chandra Singh Pundir resident of 94, Ansari Marg, Dehradun

Title Verification:

All that property bearing municipal no. 114 (New No. 125), Lunia Mohalla-I, Dehradun measuring 53.138 Sq. Mts. out of which covered area is 31.121 Sq. Mts. on the ground floor and 20.650 Sq. Mts. on the first floor was purchased by Shri Krishan Singh Pundir son of Late Thakur Ram Chandra Singh Pundir resident of 94, Ansari Marg, Dehradun from Smt. Anita Rani wife of Shri Gulshan Kumar resident of 114, Lunia Mohalla, Dehradun vide sale deed dated 03.11.1993 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 2 on page 181 and in additional file book no. 1 volume 285 on pages 539 to 552 at serial no. 5278 dated 04.11.1993.

After the purchase the name of Shri Krishan Singh Pundir has been duly mutated in the municipal records.

Regarding Encumbrance:-

I have inspected the available records in the office of the Sub Registrar, Dehradun have found that the said property is free from all charges, liens and encumbrances. The records maintained by the Sub-Registrar are in poor condition. However, I have been informed that the said property is at present equitably mortgaged with Uttarakhand Gramin Bank, Dehradun.

Shri



Sub-Registrar confirm and certify that:-

1- I have inspected the relevant available records in the office of Sub Registrar, Dehradun with regards to the immovable property proposed to be equitably mortgaged/ creates security for mortgage with the bank and I verify the title.

2- I have inspected the available records and on the basis of such inspection I am of the opinion that the borrower has a clear marketable title over the said immovable property.

3- I further certify that the documents tendered by the borrower for the purpose of creation of mortgage/charge/security are genuine and original documents of title to the said immovable property.

Search report relates to searches made in :-

- | | | | |
|-----|--|---|------|
| a) | Sub-Registrar Office | : | Yes. |
| b) | Registrar of Companies. | : | No. |
| c) | Courts | : | No. |
| d) | Other Offices | : | No. |
| i) | Office of the Co-operative Society | : | |
| ii) | Mussoorie Dehradun Development Authority | : | |
| e) | Documents | : | |
| i) | Balance Sheet | : | NA |
| ii) | Any other documents like income tax returns etc. | : | NA |

Sub Registrar/ Registrar of Assurance Office

The encumbrance certificate was obtained from the Sub-Registrar/ Registrar, Dehradun for the period from 01.01.2000 till date of inspection and the same disclosed following encumbrances:-

N.A.

There is a system of issue of encumbrances certificate in the office of the Sub-Registrar, however personal search was carried out for the purpose as per bank instructions, inspection was made for the period from 01.01.2000 till date of inspection at the following Sub-Registrar/ offices:-

- i) Dehradun

The search report disclosed :-

NIL

The owner of the property being a company, search was conducted in the following offices of the registrar of companies:-

NA

The search made out in the office of Registrar of Companies disclosed :-

NA



[Handwritten signature]

shi
advocate

Resl. : 14/7, Nemi Road,
Dehra Dun.
Phone : 2654222,
2650422

S-14


Inspection of Court records disclosed :-

N. A. As it is not possible to verify the pendency of the cases.

Conclusion & Opinion-

On the perusal of the above mentioned documents and inspection of the available records in the office of the Sub Registrar, Dehradun, I am of the opinion that the borrower has a clear marketable title over the said property and he is entitled to create an equitable mortgage in favour of the bank by deposit of original title deed subject to the conditions mentioned above.

Encls: As above.


(S.M. Joshi)
Advocate



shi
Advocate

Resl. : 14/7, Nemi Road,
Dehra Dun.
Phone : 2654222,
2650422

S-12

13.11.2013

CERTIFICATE

The Chief Manager
Punjab National Bank,
Tagore Villa,
Dehradun

SUB: Opinion and Title Investigation and Search Report in respect of all that property bearing municipal no. 114 (New No. 125), Lunia Mohalla-I, Dehradun belonging to Shri Krishan Singh Pundir son of Late Thakur Ram Chandra Singh Pundir resident of 94, Ansari Marg, Dehradun

Dear Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the office of the Sub Registrar, Dehradun and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars, number, date and page particulars etc. as shown in the copy of original title deed and contents thereof tally with the information as stated in the records of the Sub-Registrar/Registrar of assurances as well as with certified copy of the title deeds, which was obtained by me is enclosed with this certificate.

~~I further certify that the photograph of previous owner and of intending mortgagor affixed / seen in the title deed tally with records of registration office as well as certified copy of the title deed. (The original title deed is lying deposited with the Uttarakhand Gramin Bank, Dehradun and could not be compared with the original sale deed)~~

Chain of title relating to the property is complete as given in the annexure hereto.

I have verified, tallied and compared these documents from the record of the office of the Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities:

A valid equitable mortgage can be created by deposit of the following original/copy of title deed. The title deeds are genuine in my opinion.


1. Original sale deed dated 03.11.1993 executed by Smt. Anita Rani wife of Shri Gulshan Kumar resident of 114, Lunia Mohalla, Dehradun in favour of Shri Krishan Singh Pundir son of Late Thakur Ram Chandra Singh Pundir resident of 94, Ansari Marg, Dehradun and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 2 on page 181 and in additional file book no. 1 volume 285 on pages 539 to 552 at serial no. 5278 dated 04.11.1993.
2. Copy of house tax bill in the name of Shri Krishan Singh Pundir.
3. Copy of building plan.

The search report conducted by me which is annexed hereto, for the period from 01.01.2000 till date of inspection does not disclose any encumbrances/~~disclose~~ encumbrances stated therein. However, I have been informed that the said property is at present equitably mortgaged with Uttarakhand Gramin Bank, Dehradun.

I find following defects/no defects in the title of the person offering mortgage.

Nil.

I have returned the documents shown to me to Branch/borrowers.


(S.M. Joshi)
Advocate

Encl. :1- Special Report
2- Chain of Title
3- Search Report



VALUATION REPORT

FOR Land & Building (Residential Use)
Sh. Krishan Kumar Pundir S/o Late Sh. Thakur Ram Chandra Singh Pundir

LOCATION Municipality No. 114 (New No. 125), Lunia Mohalla, Tehsil-Dehradun, Distt-Dehradun, Uttarakhand.

PURPOSE To Assess the Current market value for PNB, Nari Shilp Mandir

Market Value of the property ₹ 3800281.00

Rupees Thirty Eight Lacs Two Hundred Eighty One Only

Realizable Value of the Property ₹ 3420253.00

Rupees Thirty Four Lacs Twenty Thousand Two Hundred Fifty Three Only

Panel Architect of:

- Allahabad Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Corporation Bank
- Dehradun Nagar Nigam
- Indian Overseas Bank
- Nainital-Almora Kshetriya Gramin Bank (Uttarakhand Gramin Bank)
- Nagar Palika Parishad, Ramnagar
- Punjab National Bank
- State Bank of India
- Oriental Bank of Commerce
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.
- The Nainital Dist. Co-op Bank Ltd.
- Union Bank of India
- Uttarakhand Open University
- U.S.I.D.C.L.

Panel Valuer of:

- State Bank of India
- Allahabad Bank
- Almora Urban Co-Op. Bank Ltd.
- Bank of India
- Bank of Maharashtra
- Canara Bank
- Corporation Bank
- Punjab National Bank
- Nainital-Almora Kshetriya Gramin Bank (Uttarakhand Gramin Bank)
- The Kurmanchal Bank Ltd.
- The Nainital Dist. Co-op Bank Ltd.
- Bank of Baroda

PREPARED BY:-



M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, GOVT. APPRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

H.O. - 1ST FLOOR, SUBHASH CHOWK, RAMNAGAR, DISTT-NAINITAL, UTTARAKHAND
B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN



M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, GOVT. VALUERS,
LAND PROJECT MANAGEMENT & TOPOG. RAFTERS SURVEILLANCE

Ar. M.S. Negi
B. Arch. 1984, IIT
Reg. No. C. A. 2806/2001
Tel/Fax - 05947-254005, 254005/254005
E-Mail - ar.msnegi@gmail.com
GST No. 05 AC OPN12167129

S-10

Address:- 1st Floor, Subhash Chowk, Bajaja Line, Ramnagar, Distt-Nainital, Uttarakhand

Date: July 13, 2018
Ref. No.: MSN/Val- /17-18

To,

The Branch Manager, Punjab National Bank, Nari Shilp Mandir

Subject :- Valuation report of Property (Land & Building) of Sh. Krishan Kumar Pundir

This is to certify that immovable property (Land & Building) only belongs in the Name of Sh. Krishan Kumar Pundir S/o Late Sh. Thakur Ram Chandra Singh Pundir, R/o Municipality No. 114(New No. 125), Lunia Mohalla, Tehsil-Dehradun, Distt-Dehradun, Uttarakhand.

The aforesaid property is situated at Mauza-Municipality No. 114(New No. 125), Lunia Mohalla, Tehsil-Dehradun, Distt-Dehradun, Uttarakhand.

Particulars of the aforesaid Land & Building are as follows-

- The aforesaid Land & Building is situated in Municipality No. 114(New No. 125)
- Total land area is 53.14 Sq.m. (Approx).

The land status is Residential with fully ownership title as per land documents.

The Property is registered in the name of Sh. Krishan Kumar Pundir S/o Late Sh. Thakur Ram Chandra Singh Pundir as per registered as sale deed.

Market Value of the property (Land & Building) only.

₹ 3800281.00

Rupees Thirty Eight Lacs Two Hundred Eighty One Only

Realizable Value of the Property (Land & Building) only.

₹ 3420253.00

Rupees Thirty Four Lacs Twenty Thousand Two Hundred Fifty Three Only

Distress Sale Value of the Property (Land & Building) only.

₹ 3230239.00

Rupees Thirty Two Lacs Thirty Thousand Two Hundred Thirty Nine Only

It is advice that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.

The valuation report should be read along with annexure 'A & B'

Declaration:-

I hereby declare that-

- The information furnished in the valuation report is true and correct to the best of my knowledge and belief.
- I have no direct and indirect interest in the property valued.
- I have personally inspected the property on July 11, 2018
- My registration with State Chief Commissioner of Income tax is valid as on date.

Date: July 13, 2018
Place: Dehradun

Ar. M.S. Negi
Signature and seal of
Registered Valuer



VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Part-I

Name of Registered Valuer:

Ar. M.S. NEGI

Registration No.:

(With State Commissioner of Income Tax)
44/2008-9

- 1 Date of visit of the site for valuation of IP : July 11, 2018
- 2 Date of making valuation : July 13, 2018
- 3 Name of owner(s) of the property : Sh. Krishan Kumar Pundir
- i. Date of purchase of IP : N/A
- ii. Purchase Price of IP : N/A
- 4 Whether necessary enquires have been made from the concerned locality with regard to the ownership of the property (Sh. Krishan Kumar Pundir) of the locality was contacted? : Yes
- 5 If the property is under joint ownership/ co-ownership, Share of each such owner. Are the shares undivided? : Individual
- 6 Brief description of the property : The aforesaid property is located at a distance of 1.5 Km(approx) distance from Chakrata Road. The property One side open which is connected by Lane-5'-3" Wide from East side.
- a. Location, Street, ward No.(postal address) : Mauza-Municiple No. 114(New No. 125), Lunia Mohalla, Tehsil-Dehradun, Distt-Dehradun, Uttarakhand.
- b. Flat/Plot No. : Municiple No. 114(New No. 125)
- c. Is the IP bears the same description/details as mentioned in the documents/title deeds : Yes
- d. Is the property situated in residential/ commercial/mixed area/Industrial area : Urban Area
- e. Is the property situated in an unauthorised/ authorised colony : Urban Area
- f. Classification of locality-high class/ middle class/ poor class : Middle Class



58

- g. Is the IP in question or any part of it is under encroachment : No
- 7 i) Proximity to civic amenities like schools, hospitals, offices, markets, cinema halls, etc. : Basic civic amenities are nearby
- ii) Means and proximity to surface communication by which the locality is served : By Road
- 8 a) Area supported by documentary proof, shape, dimensions and physical features : Total Area of land as per land documents. is 53.14 Sq.m.
The shape of the property is regular. and boundaries are :- East side : Lane-5'-3" Wide, West side : Property of Sh. Raju Gulati, North side : Property of Smt. Kamlesh, South side : Nala
- b) Roads, streets or lanes on which the land is abutting, surrounded : by Lane-5'-3" Wide from East side.
- c) Attach a dimensional site plan & elevations of all structure standing on the land along with photograph of the built up property : Photographs & Key Plan are enclosed.
- d) Furnish details of the building on a separate sheet : Enclosed (See annexure 'B')
- e) Is the construction/built up property is as per the plan approved by the competent authority : Approved map not available
- f) What is the floor space index permissible and percentage actually utilised? : N/A
- g) Estimated future life : as per ANNEXURE- 'B'
- 9 Is it freehold or leasehold land? : Registered property as per Sale deed
- 10 If leasehold, the name of lessor/lessee, nature of lease, dates of commencement/termination of lease and terms of renewal of lease : N/A
- a) Initial premium : N/A
- b) Ground rent payable p.a. : N/A
- c) Unearned increase payable to the lessor in the event of sale or transfer : N/A
- d) Are there any agreements of leasehold? If so, attach copies. : N/A
- 11 Is there any restrictive covenant in regard to use of land? If so, details be given : Urban Area



- 12 a) Does the land fall in an area included in any Town planning scheme or any development plan of Govt. or any statutory body? If so, give particulars. : Mussoorie Dehradun Development Authority
- b) Has any contribution been made towards development or is any demand for such contribution still outstanding. : N/A
- 13 Is the property (whole or part of land notified for acquisition by Govt. or any statutory body? If so, date of notification. : No
- 14 a) Is the building owner-occupied/tenanted/ both? : Owner occupied (sale-deed property)
- b) If partly owner-occupied, specify portion and extent of area under owner-occupation : Entire area
- 15 a) Names of tenants/lessees/licensees, etc. : N/A
- b) Portions in their occupations : N/A
- c) Monthly or annual rent/compensation/ license fee, etc. paid by each : N/A
- d) Gross amount received for the whole property : N/A
- e) Are any of the occupants related to or close business associates of the owner. : N/A
- 16 Is the building insured, if so, give the policy no. amount for which it is insured and annual premium. : N/A
- 17 Has any standard rent been fixed for the premises under any law relating to the control of rent : N/A
- 18 Is any dispute between landlord and tenant regarding rent pending in a court of law. : N/A
- 19 Whether possession of the property can be taken by the bank in case of need without any litigation (society rules, independent entrance, co-owner's share/joint ownership etc.) : Yes
- 20 The valuer should give in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations (Rent capitalisation method, municipal valuation for tax purpose, composite rate method for flat etc.) :



- a) Land rate adopted in the valuation ₹ 47000.00 per Sq.m.
- b) Instances of sales of IPs in the locality indicating the name & address of the IPs, registration no., sale prices and area of land sold (Annexure enclosed) N/A
- c) If sales instances are not available or not relied upon, the basis of arriving at the land rate. Market rate

As per Distt. Collector circle rate Dehradun dated 14 January, 2018 of the aforesaid property is located at a distance of 1.5 Km(approx) distance from Chakrata Road and having govt. circle rate @Rs.14000.00/- per Sq.m. for Residential land of the given locality/area.

Hence land value = (53.14 x 14000/-) ₹ 743960.00

Rupees Seven Lacs Forty Three Thousand Nine Hundred Sixty Only

The property is situated at Mauza-Municiple No. 114(New No. 125), Lunia Mohalla.

The shape of the property is regular & rectangular and the boundaries of the property are clearly demarked.

As the Market Value of the land, it mainly depends upon:-

- # its shape, Size and Surroundings.
- # Its approach conditions.
- # Market trends & developments potential.

As per the Govt. approved circle rates, Rs. 14000.00/- per sq.m. for residential property, the aforesaid property is located at a distance of 1.5 Km(approx) distance from Chakrata Road. The market rates are higher than govt. approved circle rates because it depends upon the property shape, size, surrounding developments, approaching from main motor road , market trends & futrue potential. The above factors appreciate the rates of the property.

Therefore land has good Realizable value.

Based on above mentioned observation:-

Market Rate of this locality varies from @ Rs. 47000/- to 50000/- per Sq.m.

Therefore considering the realizable market Rate @ Rs. 47000per Sq.m. for valuation purpose.

46 Market Value of the property (Land) only

$$= (53.14 \times 47000)$$

₹ 2497580.00

Realizable value of the building only

₹ 1302701.00

Market Value of the property

$$₹ = (2497580/- + 1302701/-)$$

₹ 3800281.00

Rupees Thirty Eight Lacs Two Hundred Eighty One Only

Realizable Value of the Property

₹ 3420253.00

Rupees Thirty Four Lacs Twenty Thousand Two Hundred Fifty Three Only

Distress Sale Value of the Property

₹ 3230239.00

Rupees Thirty Two Lacs Thirty Thousand Two Hundred Thirty Nine Only



S-5

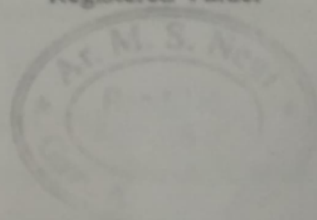
DECLARATION :

I hereby, declare that:

- a) The information furnished above is true and correct to the best of my knowledge and belief.
- b) As on date I am approved valuer in the panel of the bank.
- c) I have no direct or indirect interest in the property being valued.
- d) I have personally inspected the property on dated__ July 11, 2018
- e) My registration with State Chief Commissioner of Income Tax is valid as on date.
- f) I have not been convicted of any offence and sentences to a term of imprisonment.
- g) I have not been guilty of misconduct in any professional capacity.
- h) The particulars are based on information supplied by owner(s)/ market survey.
- i) I declare that I have valued the right property.
- j) I have not been debarred by any banking/financial institution.

Date- July 13, 2018
Place- Dehradun

Ar. M.S NEGI
Signature and seal of
Registered Valuer



VALUATION OF BUILDING**TECHNICAL DETAILS OF BUILDING**

1- No. of floors and height of each floor	:	Ground, First & Second Floor lev. with 3.65 meter floor Ht. from plinth level.
2- Plinth area floor-wise (as per IS: 3861-1966)		
a) Ground Floor	:	53.14 Sq.m.
b) First Floor	:	53.14 Sq.m.
c) Second Floor	:	24.00 Sq.m.
3- Year of construction		1983
4- Estimated future life		40 years
5- Type of construction — load bearing walls /RCC frame/ Steel frame	:	Load bearing wall structure with 9" th. Brick walls.
6- Type of foundation	:	Spreaded wall footing foundation
7- Walls	:	4.5" & 9"
8- Partitions	:	4.5" Thick Wall
9- Doors & windows (Floor-wise)	:	MS Gate, Wood Door & Window
10- Flooring (Floor-wise)	:	Stone/Tiles Flooring
11- Finishing (Floor-wise)	:	Wall Plastered with duly painted
12- Roofing and Terracing	:	RCC Slab
13- Special architectural or decorative features,	:	Ordinary
14- i) Internal wiring— Surface or conduit	:	Conduit Wiring
ii) Class of fittings: Superior/Ordinary/Poor	:	Ordinary
15- Sanitary installations	:	as per site
16- Compound Wall	:	N/A
17- No. of lifts and capacity	:	No
18- Underground Pump — Capacity and type of construction	:	N/A
19- Overhead tank	:	Yes
i) Where located	:	Terrace
ii) Capacity	:	1000 Ltr
iii) Type of construction	:	Sintax
20- Pumps— No. and their horse power	:	Yes
21- Roads and paving within the compound, approximate area and type of paving	:	Yes
22- Sewage. If septic tanks provided, No. and capacity	:	Yes, 3 Cu.m.



(S-3)

CALCULATION OF BUILT-UP STRUCTURE

1- GROUND FLOOR LEVEL:-

Construction year	1983	
Years	35	
Total built-up area at Ground Floor lev.	53.14 Sq.m.	
Cost of construction at ground floor lev.	15000.00 per Sq.m.	
Therefore cost	$= (53.14 \times 15000)$	₹ 797100.00
Depreciation rate will be	0.70	
Net Realisable value will be (0.703×797100)		₹ 560361.00

2- FIRST FLOOR LEVEL:-

Construction year	1983	
Years	35	
Total built-up area at First Floor lev.	53.14 Sq.m.	
Cost of construction at first floor lev.	14000.00 per Sq.m.	
Therefore cost	$= (53.14 \times 14000)$	₹ 743960.00
Depreciation rate will be	0.70	
Net Realisable value will be (0.703×743960)		₹ 523004.00

3- SECOND FLOOR LEVEL:-

Construction year	1983	
Years	35	
Total built-up area at Second Floor lev.	24.00 Sq.m.	
Cost of construction at second floor lev.	13000.00 per Sq.m.	
Therefore cost	$= (24 \times 13000)$	₹ 312000.00
Depreciation rate will be	0.70	
Net Realisable value will be (0.703×312000)		₹ 219336.00
Net building value at present		₹ 1302701.00

Amount in words:- **Rupees Thirteen Lacs Two Thousand Seven Hundred One Only**

Date- July 13, 2018
Place- Dehradun

Ar. M.S NEGI
Signature and seal of
Registered Valuer



CIRCLE RATES

सिद्धार्थ एन्कलेव						
विजयपुरा	14000	28000	55500	50500	12000	10000
महाराष्ट्र कालोनी	14000	28000	55500	50500	12000	10000
अनवरुत एन्क्लेव	14000	28000	55500	50500	12000	10000
बंगला विहार	14000	28000	55500	50500	12000	10000
साई लोक	14000	28000	55500	50500	12000	10000
भारतीय एन्क्लेव	14000	28000	55500	50500	12000	10000
राजाजी लोक	14000	28000	55500	50500	12000	10000
काशी मन्दिर एन्क्लेव	14000	28000	55500	50500	12000	10000
रक्षा विहार	14000	28000	55500	50500	12000	10000
गहन रोड	14000	28000	55500	50500	12000	10000
माधवी रोड	14000	28000	55500	50500	12000	10000
नेशनल रोड	14000	28000	55500	50500	12000	10000
मीठाबाद रोड	14000	28000	55500	50500	12000	10000
विवादात्मक मार्ग	14000	28000	55500	50500	12000	10000
प्राची रोड	14000	28000	55500	50500	12000	10000
परान्त रोड	14000	28000	55500	50500	12000	10000
सरस्वती सोनी मार्ग	14000	28000	55500	50500	12000	10000
गुरु रोड	14000	28000	55500	50500	12000	10000
इस्ट फटेल् नगर	14000	28000	55500	50500	12000	10000
वेस्ट फटेल् नगर	14000	28000	55500	50500	12000	10000
लक्ष्मण चौक	14000	28000	55500	50500	12000	10000
देहरावास	14000	28000	55500	50500	12000	10000
शिवलीक कालोनी	14000	28000	55500	50500	12000	10000
गांधी ग्राम	14000	28000	55500	50500	12000	10000
मेहरू नगर	14000	28000	55500	50500	12000	10000
लूनिया मीडेल्स	14000	28000	55500	50500	12000	10000
कुनातोवाली गल्ली	14000	28000	55500	50500	12000	10000

(बीर सिंह बंदिवाल)

अपर जिलाधिकारी (वित्त एवं राजस्व)
देहरादून

