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उपहार विलेख का वांछित विवरण

1. शासकीय मूल्यांकन :- 53,52,000/- रुपये
2. स्टाम्प शुल्क :- 1,07,500/- रुपये
2% स्टाम्प शुल्क
3. सहमति शुल्क :- 210/- रुपये
4. कुल स्टाम्प शुल्क जो समर्पित :- 1,08,000/- रुपये
किया गया।
5. विवरण सम्पत्ति :- सम्पत्ति संख्या-130 (पुरानी सम्पत्ति संख्या 53-के) राजपुर रोड़, देहरादून (उत्तराखण्ड) का एक भाग, जिसका भूखण्ड का क्षेत्रफल 167.22 वर्गमीटर अर्थात् 200 वर्गगज है।
6. सर्किल रेट :- सर्किल रेट 32,000/- रुपये प्रतिवर्गमीटर की दर से।
7. मुख्य मार्ग से दूरी :- उपहार दी जा रही सम्पत्ति मुख्य राजपुर रोड़ से 100 मीटर से अधिक दूरी पर स्थित है।
8. उपहारदाता का नाम व पता :- श्री अरुण कुमार भनौट पुत्र स्व० श्री एन० पी० भनौट, निवासी 53-के राजपुर रोड़, देहरादून (उत्तराखण्ड)
9. सहमतिकर्ता का नाम व पता :- श्रीमती कृतिका सिंह धर्मपत्नी श्री लाल सिंह, निवासिनी 74/2 स्टेनली रोड़, इलाहाबाद, उत्तर प्रदेश।
10. उपहारगृहिता का नाम व पता :- श्रीमती पूनम भनौट धर्मपत्नी श्री अरुण भनौट, निवासिनी 53-के राजपुर रोड़, देहरादून (उत्तराखण्ड)
11. स्टाम्प पृष्ठों की संख्या :- 17
12. खयिता का नाम :- अतुल विरमानी, अधिवक्ता, न्यायालय प्रांगण, देहरादून।

Bright

Bright

518
भारतीय नैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

UTTARANCHAL

A 785182

- 14 -

- (7) यह कि इस उपहार विलेख में जहां-जहां शब्द "उपहारदाता" एवं "उपहारगृहिता" आया है, उससे उसका तात्पर्य व अर्थान्तर उसके हित प्रतिनिधि, अन्तरिती, वारिसान, प्रतिनिधि व दायद से लगाया जावेगा व समझा जावेगा।

विवरण सम्पत्ति

सम्पत्ति संख्या-130 (पुरानी सम्पत्ति संख्या 53-के) राजपुर रोड, देहरादून (उत्तराखण्ड) का एक भाग, जिसका भूखण्ड का क्षेत्रफल 167.22 वर्गमीटर अर्थात् 200 वर्गगज है, जिसको संलग्न मानचित्र में हरे रंग की रेखाओं से रेखांकित किया गया है, तथा जिसकी सीमाएं एवं माप निम्न प्रकार हैं :-

- पूरब में :- सम्पत्ति विंडलास, सीमा में माप 60 फुट
पश्चिम में :- सम्पत्ति उपहारदाता व सहमतिकर्ता, सीमा में माप 60 फुट
उत्तर में :- 10 फुट चौड़ा रास्ता व सम्पत्ति उपहारदाता तथा सहमतिकर्ता, सीमा में माप 30 फुट
दक्षिण में :- सम्पत्ति विंडलास, सीमा में माप 30 फुट

M. S. Singh

Singh

M. S. Singh

1.1.

5/2

प्रलेख नं: 1546

मालियत (स्टाम्प दिया गया)

5352000.00

Electronic Processing Fee

कुल योग

सुब्द लक्ष्मी

5370.00

1000

पेस्टिंग शुल्क

10.00

50.00

श्रीमती/कुमारी अरुण कुमार भनाट

श्रीमती/पत्नी श्री एन पी भनाट

53 के राजपुर रोड देहरादून

दिनांक 06/03/2010 समय 1:40:58PM

पेस्टिंग उप निबन्धक सदर 2 देहरादून

प्रस्तुत को

उपनिबन्धक सदर 2 देहरादून



अरुण कुमार भनाट

Arund

प्रस्तुत का निष्पादन उक्त

श्रीमती/कुमारी अरुण कुमार भनाट, 53 के राजपुर रोड देहरादून, क्रॉसका सिंह, W/O जाल सिंह 742

स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

पेस्टिंग शुल्क

प्रस्तुत में समझ प्राप्त कर

श्री एन पी भनाट, W/O अरुण भनाट, 53 के राजपुर रोड देहरादून

स्वीकार किया।

पेस्टिंग श्री सन्दीप भाग्य

श्री

पेस्टिंग श्री सन्दीप भाग्य देहरादून

श्री अरुण कुमार भनाट

श्री श्री जाल सिंह

भनाट, जाल सिंह देहरादून

श्री

उपनिबन्धक सदर 2 देहरादून



अरुण कुमार भनाट



अरुण कुमार भनाट



अरुण कुमार भनाट



अरुण कुमार भनाट

साईट प्लान

516

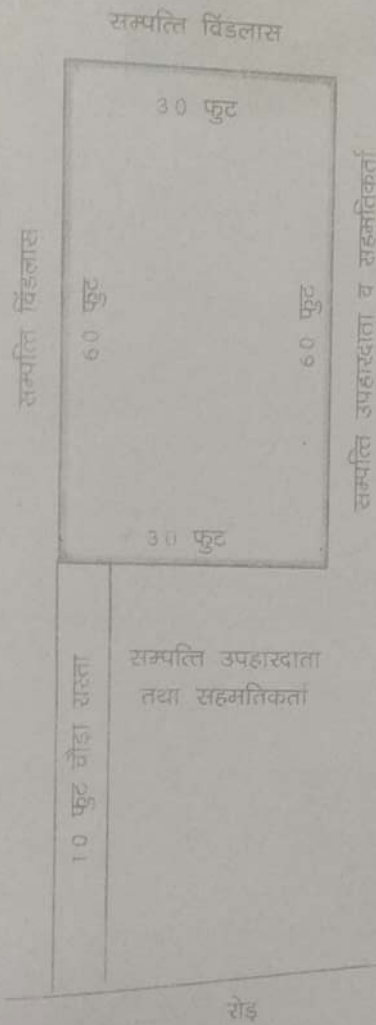
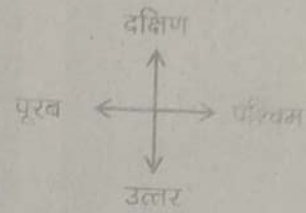
सम्पत्ति संख्या-130 (पुरानी सम्पत्ति संख्या 53-के) राजपुर रोड़, देहरादून (उत्तराखण्ड) का एक भाग, जिसका भूखण्ड का क्षेत्रफल 167.22 वर्गमीटर अर्थात 200 वर्गगज है, जिसको इस मानचित्र में हरे रंग की रेखाओं से रेखांकित किया गया है।

उपहारदाता :- श्री अरुण कुमार भनौट

सहमतिकर्ता :- श्रीमती कृतिका सिंह

उपहारगृहिता :- श्रीमती पूनम भनौट

Not to Scale



अरुण भनौट
उपहारदाता

श्रीमती पूनम भनौट
उपहारगृहिता

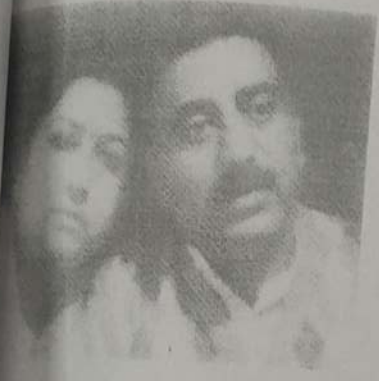
श्रीमती कृतिका सिंह
सहमतिकर्ता

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402 100

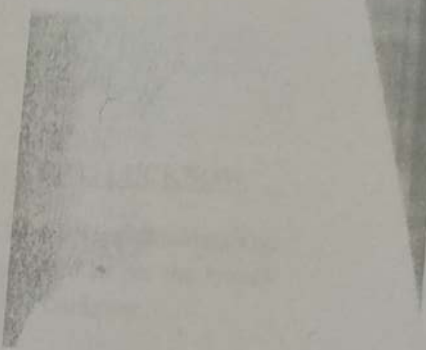
ATTACHED NO.
SUBHAS CHANDER
Stamp Vendor No. 17
Chhara Buri, Pin 2772189
M.P. 8407751/19



सुकल



दानराज



बही न. 1

जिल्द

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पृष्ठ 265 से

में न.

1546

पर आज दिनांक 06/03/2010

में स

उप निबन्धक सह

ARVINDER SINGH WADHWA

Advocate

G-22 Race Course, Dehradun

Mob.: 9997262480

Ph.No.: 0135-2724019

Date: 22-03-2010

NON ENCUMBRANCE CERTIFICATE & TITLE VERIFICATION REPORT

To,

The Chief Manager,
Oriental Bank of Commerce,
Raipur Branch,
Dehradun.

Dear Sir,

Reg.: Title Opinion of the Property bearing part of Municipal No. 130 (Old no. 53-K) having area **167.22 Sq.mtrs.** situated at Rajpur Road, Dist. - Dehradun.

With reference to your letter no. _____ dated _____, I, on the basis of copies of title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :-

1- Name(s) and Address(es) of the Mortgagor(s)/Title holder(s):-

Smt. Poonam Bhanaut W/o Shri Arun Bhanaut R/o 53-K, Rajpur Road, Dist.- Dehradun.

Name of Borrower: M/s Akshay Industries at Langha Road, Selaqui, Dehradun through proprietor Shri Arun Kumar Bhanaut.

2- Description of immovable property

Plot No./ Municipal No. / Khasra no.	Area (in Sq.yds./ Sq.mtrs./Sq.ft./ acre/hectares)	Location	Boundaries
Property bearing part of Municipal No. 130 (Old no. 53-K)	167.22 Sq.mtrs.	Rajpur Road, Dist. - Dehradun	North : 10ft. wide Passage and property of Shri Arun Kumar Bhanaut & Smt. Kritika Singh S.M. 30ft
			South : Property of Windlas S.M. 30ft
			East : Property of Windlas S.M. 60ft
			West : Property of Shri Arun Kumar Bhanaut & Smt. Kritika Singh S.M. 60ft

A.S. WADHWA

Advocate

Regn.No. 2179/91

22-3-10

- 3- The chain of title deeds scrutinized by me, as per Schedule I annexed herewith.
- 4- Search in Sub Registrar's Office

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INDEX INSPECTION REPORT

I have inspected the concerning & related available records of the above said property in the possession & ownership **Smt. Poonam Bhanaut W/o Shri Arun Bhanaut** on dated **22-03-2010** for the period more than 12 years till today and found that the above property is free from every kind of lien, claim, charge pledge & mortgage. Accordingly on the basis of indexes reports as available for inspection for the period of more than 12 years i.e. 01-01-1997 up to **22-03-2010**. I do not find any adverse entry in the available index record of S.R. Dehradun and found that the above property is free from any recorded encumbrances.

i) Search and investigation

I have verified the copy of **Gift** deed dated **05-03-2010** executed in favour of **Smt. Poonam Bhanaut W/o Shri Arun Bhanaut** and also verified from the Sub-Registrar Office, Dehradun regarding the genuineness of the aforesaid **Gift** deed and it is confirmed that the above **Gift** deed have been duly registered in the office of Sub-Registrar, Dehradun.

Now regarding the history and chain of title of the aforesaid property: The Property for which identification is given aforesaid have been acquired by **Smt. Poonam Bhanaut W/o Shri Arun Bhanaut** from **Shri Arun Kumar Bhanaut S/o Late Shri N. P. Bhanaut** by virtue of **Gift** deed dated **06-03-2010** which is duly registered in the office Sub-Registrar Dehradun in Book No. 1 Vol. 3002, pages 265 to 300 at serial No. 1546 on dated **06-03-2010**.

Initially the aforesaid Property with other part of the property had been acquired and purchased by **Km. Jai Devi Ganga Prasad** jointly with **Smt. Champawati Durga Prasad** from **Smt. Presila Jane Barnett** by virtue of **Sale** deed dated **08-04-1940** which is duly registered in the office Sub-Registrar Dehradun in Book No. 1 Vol. 260, pages 97 to 102 at serial No. 413 on dated **15-04-1940** thereafter in year 1944 the above **Smt. Champawati Durga Prasad** and **I. Durga Prasad** jointly purchased the half share of **Km. Jai Devi Ganga Prasad** by virtue of **Sale** deed dated **23-08-1944** which is duly registered in the office Sub-Registrar Dehradun in Book No. 1 Vol. 300, pages 296 to 302 at serial No. 730 on dated **23-08-1944** and by virtue of this sale deed **Smt. C. Durga Prasad** and her husband **Shri I Durgaprasad** become the sole and exclusive owner of the aforesaid property with other part of the property thereafter **Dr. I. Durga Prasad** had died issueless and the aforesaid property with other part of the property has devolved to **Smt. C. Durga Prasad** as owner and only legal heir of **Dr. I Durga Prasad**.

Whereas in the life time of **Smt. C Durgaprasad** had executed a **WILL** regarding the aforesaid property with other part of the property in favour of **Smt. Leela Bhanaut W/o Late Major N. P. Bhanaut** and daughter of, elder sister of testator **Smt. C. Durga Prasad** on dated **04-10-1983** which is duly registered in the office of Sub-Registrar, Dehradun in book no. 3, Vol. 131, Page no. 125-129 at Sr. no. 340 on dated **06-10-1983** and after the death of **Smt. C. Durga Prasad** on dated **20-11-1984** the above **WILL** had come into play


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 Advocate
 Regn.No. 2179/91
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and Smt. Leela Bhanaut become the owner of the property and in this regard the name of Smt. Leela Bhanaut had also entered in the Tax Assessment Records of Nagar Nigam, Dehradun with old property no. 53 Rajpur Road, Dehradun after deleting the name of Smt. C. Durgaprasad as revealed from the certified copy of assessment for the year 1994-1999 but unfortunately Smt. Leela Bhanaut had also died on dated 18-02-1999 as revealed from the copy of death certificate issued by Health Department of Nagar Nigam, Dehradun it is also revealed from this death certificate that the husband of Shri Leela Bhanaut - Late Shri N. P. Bhanaut had also died and after the death of Smt. Leela Bhanaut the aforesaid property with other part of the property which had devolved to her by virtue of above WILL dated 04-10-1983 has been devolved to her son Shri Arun Kumar Bhanaut S/o Late Shri N. P. Bhanaut and her daughter Smt. Kritika Bhanaut alias Kritika Singh and in this regard the name of Shri Arun Bhanaut and Smt. Kartika Bhanaut have entered in the Tax Assessment Records of Nagar Nigam, Dehradun with new property no. 130 Rajpur Road, Dehradun after deleting the name of Smt. Leelawati Bhanaut as revealed from the certified copy of assessment for the year 1999-2004.

. As per the recital of the sale deed it is revealed that the above Shri Arun Kumar Bhanaut S/o Late Shri N. P. Bhanaut and his sister Smt. Kritika Singh has entered into a oral family settlement and the above property has come in the share of Shri Arun Kumar Bhanaut still the sister of donor Smt. Kritika Singh has also put her hand in the above Gift Deed dated 06-03-2010 to launch the full and legal ownership to the present owner Smt. Poonam Bhanaut W/o Shri Arun Kumar Bhanaut.

Thus the transfer of ownership and title of the aforesaid property by virtue of above Gift Deed dated 06-03-2010 from Shri Arun Kumar Bhanaut S/o Late Shri N. P. Bhanaut to the present owners **Smt. Poonam Bhanaut W/o Shri Arun Bhanaut** is good and absolute and chain of title of the aforesaid property is also quite complete and clear.

- i) Whether the property is ancestral and/ or under joint ownership. If so, details of the co-parceners/Karta and/or the co-owners. The respective shares should be incorporated specifically.

N.A.

- ii) Minor's delinquent, untraced person's interest.
(Any minor's interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved what precautions are to be taken to protect Bank's interest as a mortgagee to be stated. Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage of the property).

N.A.

- iii) Documents pending for registration
(The enquiry is to be made whether any document creating mortgage, charge or encumbrance is pending for registration in the concerned Sub-Registrar's/ Registrar's office are to be stated. If so, full details of such charge etc. of charge holder's should be specified).

No
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Advocate
Regn.No. 2179/91
22-3-10

- 5- Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in 'State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under Section 26, 27 and 28 of the Act to ensure that mortgagor(s) has/ have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report.

NO

- 6- Whether the property is acquired under the Land Acquisition Act, 1894 and applicability of other State Legislations.

NO

- 7- Leasehold immovable Property (where land/ building is leasehold, please verify the terms of lease, whether any permission/ NOC from the lessors/ competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken obtaining such property in mortgage).

N.A.

- 8- Investigation under Income Tax Act 1961
(Any permission of the Concerned Assessment Officer Under any of the provisions of Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Deptt.).

N.A. - Not concerned

- 9- Investigation in regard to agricultural land
(Investigate and search the necessary records etc. with specific reference to the land if it is surplus, self-cultivated, if consolidation of holdings/ acquisition proceedings etc. is in progress in the area, whether Government loan/ any loan raised against the land and details about the charges/ encumbrances may be specified, specifically with reference to the Agricultural Land Laws).

That the aforesaid property is situated in Urban Area i.e. with in the purview of Nagar Nigam Dehradun and the provisions of Agriculture law of the State known as U.P. Z.A. & L.R. Act 1950 and the amended Act No. 29 Year 2003 of Uttaranchal State are not attracted regarding the aforesaid property.

- 10- The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.

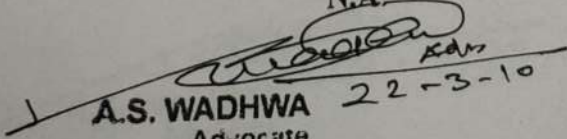
N.A.

- 11- Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.

N.A.

- 12- If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated.

N.A.


A.S. WADHWA
Advocate
Regn.No. 2179/91

22-3-10

- 13- Whether documents given as chain of title needs inspire any doubt/ suspicion. Is it curable-how? Moz

The flow of chain of title of the aforesaid property is quite clear and complete from the year prior to 1940 and there is no breakage doubt and suspicion in the chain of title regarding the aforesaid property.

- 14- Reason as to why equitable mortgage is not being created with the branch, where the property is situated?

The aforesaid property can be equitably mortgage in the notified branch, Dehradun.

- 15- Whether any bar to create mortgage as in case of agricultural land in Delhi? Any CLU/ house tax/ notification of land vesting in municipal authority?

No

- 16- Whether any restriction on sale of property?
e.g. J & K, Uttaranchal & H.P. etc.

No

- 17- Whether any approvals/ clearances required or obtained, detail?

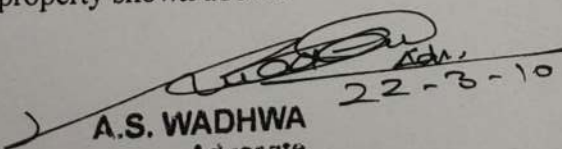
No

The following documents in addition to documents mentioned in Chain of documents in original as well as copies as the case may be alongwith additional documents mentioned above, varying from case to case may also be obtained for creation of valid equitable mortgage by deposit of the title deeds (varying from case to case)

1. **Copy of PAN Card/ Driving License/ Passport etc.**
2. **Income Tax returns**
3. **Affidavit of mortgagors as to how he/ she is connected with the account in which he/ she is furnishing his/ her property as security.**
4. **Affidavit that mortgagor deposited title deeds with intention, has deposited all documents, would not misuse any document to detriment of bank etc., may also be obtained.**
5. **The stamp duty payable on Oral Assent (if applicable).**

CERTIFICATE :

I hereby certify that I have personally searched and verified the information furnished in this report. The statement and other information given in the report are correct and true. I certify that **Smt. Poonam Bhanaut W/o Shri Arun Bhanaut** has got a valid, clear, absolute and marketable title over the property shown above.

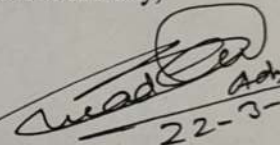

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Advocate
Regn.No. 2179/91

22-3-10

If Smt. Poonam Bhanaut W/o Shri Arun Bhanaut personally present (alongwith identity proof) deposits the proposed title deeds/ sale deeds which yet to has been executed in his favour in original and also the other title deeds /documents as mentioned in Schedule I alongwith documents mentioned hereunder, with intention to create equitable mortgage will satisfy the requirements of creation of equitable mortgage. The following person/s should be present personally (alongwith identity proof) to deposit the original title deeds with your Bank/ Branch for creation of equitable mortgage.

- a)
- b)
- c)

Yours faithfully,


22-3-10

Signature of the
Empanelled Advocate

A.S. WADHWA

Advocate

Regn.No. 2179/91

Place: Dehradun

Date: 22-03-2010

Chain of Title Deed

6700

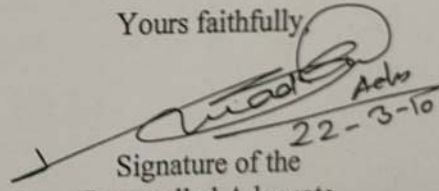
Sr. No.	Registered/ Unregistered	Vendor/ Transferor	Vendee/ Transferee	Date	Nature (Sale Deed/ GPA Relinquish)
1.	Registered at Sr. No. 1546	Shri Arun Kumar Bhanaut S/o Late Shri N. P. Bhanaut	Smt. Poonam Bhanaut W/o Shri Arun Bhanaut	06-03-2010	Original Gift Deed
2.	Registered at Sr. No. 340	Smt. C Durgaprasad	Smt. Leela Bhanaut W/o Late Major N. P. Bhanaut	04-10-1983	Certified copy of WILL
3.	Registered at Sr. No. 730	Km. Jai Devi Ganga Prasad	Smt. Champawati Durga Prasad and I. Durga Prasad	23-08-1944	Certified copy of sale deed
4.	Registered at Sr. No. 413	Smt. Presila Jane Barnett	Km. Jai Devi Ganga Prasad jointly with Smt. Champawati Durga Prasad	08-04-1940	Certified copy of sale deed

and

5. Certified copy of Tax Assessment Records of Nagar Nigam, Dehradun with new property no. 130 Rajpur Road, Dehradun for the year 1999-2004.
6. Certified copy of Tax Assessment Records of Nagar Nigam, Dehradun with old property no. 53 Rajpur Road, Dehradun for the year 1994-1999.
7. Copy fo Death Certificate of Smt. Leela Bhanaut.
8. Copy fo Death Certificate of Smt. C. Durga Prasad.

Yours faithfully,

Place: Dehradun
Date: 22-03-2010


Signature of the
Empanelled Advocate
A.S. WADHWA
Advocate
Regn.No. 2179/91

Enclosures:

1. Receipt of inspection issued by S.R. Dehradun on dated 22-03-2010.
2. Affidavit of Smt. Poonam Bhanaut W/o Shri Arun Bhanaut.

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक

22-March-2010

प्रस्तुतकर्ता या प्रार्थी का नाम

ए एस वाधवा

लेख का प्रकार

मुअयना

13 वर्ष

(1,998 -

2,010)

प्रतिफल की धनराशि

399

1 रजिस्ट्रिकरण शुल्क

0.00

2 प्रतिलिपिकरण शुल्क

0.00

3 इलैक्ट्रॉनिक शुल्क

0.00

4 निरीक्षण या तलाश शुल्क

65.00

5 मुख्तारनामा के अभिपणालोकरण के लिए शुल्क

0.00

6 कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विविध

5.00

9 यात्रिक भत्ता

0.00

10 कम रजिस्ट्रिकरण शुल्क

0.00

11 योग

70.00

क वसूल करने की दिनांक

22-March-2010

क जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार

स्ट्रिकरण अधिकारी के हस्ताक्षर

बल रजिस्ट्रार (प्रथम)

उपनिबन्धक प्रथम देहरादून देहरादून।