

# PARIKALP CONSULTANTS

× ARCHITECTURAL PLANNERS × GOVT. APPROVED VALUERS  
× STRUCTURAL DESIGNERS × VASTU PLANNERS × SURVEYORS

Office F-21, Surya Complex, Avas Vikas, NEW HARDWAR - 249 407 Phone 9219525670 (O), 9837176009 (M)  
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ER VIPIN GUPTA F.I.V.  
B.E. (CIVIL) CHARTERED ENGINEER  
GOVERNMENT APPROVED VALUER  
Panel Valuer of L.I.C., G.I.C., C.C.T.T., C.B.I., P.N.B.,  
S.B.I., P.N.B.H.F.L., O.B.C., I.O.B., Vijaya Bank,  
B.O.B., Bank of Maharashtra, Union Bank,  
Karnataka Bank Ltd., Corporation Bank etc.  
Regd. Engineer of Hardwar Development Authority  
Corporate Member of Institution of Engineers (India)  
Fellow Member of Institution of Valuers (India)  
Authorized Structural Engineer Govt. of Uttarakhand  
Former Engr. - C.B.R.I. Roorkee, D.I.P.L. New Delhi

VALUER APPROVED BY THE GOVERNMENT OF INDIA, MINISTRY OF FINANCE  
CHIEF COMMISSIONER OF INCOME TAX, DEHRADUN  
REGISTRATION NO. 13/2002-2003 CAT - 8A(2)

Ref No. - V 5957

Date: 18-05-2013

To:  
The Chief Manager,  
Oriental Bank of Commerce  
IMT R-80, Rajkunj, Rajnagar, Distt. - Ghaziabad

## PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY "COLLEGE"

Name of Registered Valuer: ER. VIPIN GUPTA  
Registration No.: 13/2002-2003 CAT- 8A(2) (With State Commissioner of Income Tax)

S.N.	Particulars	Observation of the Valuer
1	Date of making valuation	18-05-2013
	Purpose of the valuation	For Bank use
2	Name of the owner(s) of the property	M/S GSBA Trust through Chairman Dr. P.L. Maggu S/O Sh. Kalaram Maggu
3	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	A trust property
4	Brief description of the property	
	- Location, street, ward No.	Land Khata no.- 377 (SB), Khasra nos. - 52, 53/1, 53/2, 54, 55, 56, 57, 58, 59/1, 59/2, Village - Sikandarpur Bhainswal, Paragana - Bhagwanpur, Tehsil - Roorkee, Distt. - Hardwar.
	- Flat/Plot No.	Land Khata no.- 377 (SB), Khasra nos. - 52, 53/1, 53/2, 54, 55, 56, 57, 58, 59/1, 59/2
	- Is the property situated in residential / commercial / mixed area/Industrial area	Mixed area
	- Classification of locality - high class / middle class / poor class	Few educational institutes & several Industries are present in this locality.
5	Whether the building is in accordance with Plan approved by the competent authority	Plan not available for comparison but building is constructed within norms.
6	Proximity to civic amenities like schools, hospitals, offices, markets, cinema halls, etc.	Available at Bhagwanpur
7a.	Area supported by documentary proof, shape, dimensions and physical features	Area of land = 4.542 Hectare = 66.49 Bigha kachcha as per sale deed no. - 3800 dated 24-07-2002.



7b.	Attach a dimensional site plan	To be provided by the owner.
7c.	Furnish details of the building on a separate sheet giving number of floors, plinth area floor-wise, Year & type of construction, finishing (floor-wise) :-	
	<p>1. Covd. area of <b>Main building at G.F.</b> = 3867.51 sqm. (Finished = 3443.30 sqm., Unfinished = 424.21 sqm.) Covd. area of <b>porticos 3 nos.</b> = 92.80 sqm. (Finished = 64.68 sqm., Unfinished = 28.12 sqm.) (R.C.C. framed structure, R.C.C. roof, P.C.C., Kota stone &amp; Green stone flooring, M.S. chaukhats, flush doors, section windows, few almn. joinery, Height approx. – 3.60 M.)</p> <p>2. Covd. area of <b>Main building at F.F.</b> = 3867.51 sqm. (Finished = 3443.30 sqm., Unfinished = 424.21 sqm.) (R.C.C. framed structure, R.C.C. roof, Kota stone &amp; Green stone flooring, M.S. chaukhats, flush doors, section windows)</p> <p>3. Covd. area of <b>Meter &amp; Guard room 2 nos.</b> = 24.50 sqm. (R.C.C. roof, P.C.C. flooring, M.S. joinery)</p> <p>4. Covd. area of <b>canteen</b> = 415.28 sqm. Covd. area of <b>porch</b> = 9.00 sqm. (R.C.C. framed structure, R.C.C. roof, Kota stone flooring, section windows, no railings in Stairs, Height approx. – 3.60 M.)</p> <p>5. Covd. area of <b>Boys hostel</b> = 581.42 sqm. (R.C.C. framed structure, R.C.C. roof, Kota &amp; Green stone flooring, M.S. chaukhats, flush doors, section windows, no railings in stairs, Height approx. – 3.35 M.)</p> <p>6. Plinth area of <b>Girls hostel</b> = 581.42 sqm. (R.C.C. structure, No roof casting, brick work upto roof level, M.S. section windows)</p> <p>7. Approx. length of <b>boundary wall</b> = 850.00 RM.</p> <p>8. Approx. area of <b>C.C. roads</b> = 1200.00 sqm.</p>	
8	Year of commencement of construction and year of completion of construction.	Approx. 2004 to 2008
9	Is it freehold or leasehold land?	Free- hold
10	If leasehold, the name of Lessor / Lessee, nature of lease, dates of commencement and termination of lease.	N. A.
11	Is there any restrictive covenant in regard to use of land? If so, details be given.	Educational Institute run by Trust
12	Purpose for which the property is being used (residential / Commercial/ industrial etc)	Educational Institute
13	Whether property is being used for the purpose for which Registered Authority has given sanction/ approval? If not, please specify the irregularity.	Plan not available but building constructed within rules



14	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.	N. A.
15	Is the whole or part of property notified for acquisition by Govt. or any statutory body? If yes, give date of notification.	N. A.
16	Attach lay out plan and elevations of all the structures.	Photographs are attached.
17	Provide technical details like R.C.C. frame structure, R.C.C. roofing, Brickwork plastered, electrification etc. of the building on separate sheet	As per col. no. - 7c
18a	Is the building owner - occupied/tenanted / both?	Owner - occupied
18b	If partly owner-occupied, specify portion and extent of area under owner - occupation	N. A.
19a	Names of tenants/lessees/licensees, etc.	N. A.
19b	Portions in their occupations	N. A.
19c	Monthly or annual rent/compensation / license fee, etc. paid by each.	N. A.
20	Are any occupants related to or close business associates of the owner?	N. A.
21	Does the tenant bear the whole or part of the cost like electricity, water, electricity cost for common space, maintenance and operational cost of building, lift, pump etc.,	N. A.
22	Is the property insured? If so, give details of the policy like policy number, insured amount, premium paid etc.	Not known
23	Is any dispute between landlord and tenant regarding rent pending in a court of law	N. A.
24	Whether building has been constructed as per the plan approved by the competent authority	As per col. no. - 5
25	Whether completion certificate has been obtained from the competent authority	N. A.
26	Give instance of sales of immovable property in the locality happened in last two years on a separate sheet, indicating the name and address of the property, regd. No., sale price, area of land sold etc.	N. A.





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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 in separate sheet/s

Sl. No.	Description	Area	Unit	Rate (Rs.)	Amount (Rs.)
	<b>PART- I LAND :-</b>				
	Present market value of land	66.49	Bigha Kachcha	1500000.00	99735000.00
	<b>PART- II CONSTRUCTION :-</b>				
1	Repl. Cost of Main building at G.F. (Finished)	3443.30	Sq.m.	9000.00	30989700.00
	Repl. Cost of Main building at G.F. (Unfinished)	424.21	Sq.m.	5500.00	2333155.00
	Repl. Cost of Portico (Finished)	64.68	Sq.m.	4500.00	291060.00
	Repl. Cost of Portico(Unfinished)	28.12	Sq.m.	3000.00	84360.00
2	Repl. Cost of Main building at F.F. (Finished)	3443.30	Sq.m.	8500.00	29268050.00
	Repl. Cost of Main building at F.F. (Unfinished)	424.21	Sq.m.	5000.00	2121050.00
3	Repl. Cost of Meter & Guard room 2 nos.	24.50	Sq.m.	6000.00	147000.00
4	Repl. Cost of canteen building	415.28	Sq.m.	8000.00	3322240.00
	Repl. Cost of Portico	9.00	Sq.m.	4000.00	36000.00
5	Repl. Cost of of boys hostel	581.42	Sq.m.	8500.00	4942070.00
6	Repl. Cost of of girls hostel (Unfished)	581.42	Sq.m.	3800.00	2209396.00
7	Repl. Cost of of Boundary wall	850.00	R.m.	3500.00	2975000.00
8	Repl. Cost of of C.C. roads	1200.00	Sq.m.	600.00	720000.00
	Less depreciation @ 9 % on all construction				-7149517.29

**Net depreciated cost of all construction**

**72289563.71**

**Present market value of the property**

**=**

**172024563.71**

**Distress sale value/ Realizable value of the property**

**=**

**137600000.00**

**(Rupees thirteen crores seventy six lakhs only)**

a.	Valuation of the property as per Municipal for tax purpose (if available)	N. A.
b.	Circle rate per unit of the property Circle rate of land = Rs. 1200/- X 0.75 = Rs. 900/- per sqm. (Page no. - 19, Sl. no. - 2, SR -1, Roorkee) Circle rate of R.C.C. construction = Rs. 8150/- X 0.932 = Rs. 7595.80 per sqm.	
c.	Circle rate value of the property :- = 4.542 X 10000 X 900/- + 8858.02 X 7595.80 = Rs. 10,81,61,748.30	
d.	Land rate per unit taken in MV	Rs. 15,00,000/- per Bigha Kachcha



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e.	Present market Value of the property	Rs. 17,20,24,563.71
f.	Present realizable Value of the property	Rs. 13,76,00,000.00 (Rupees thirteen crores seventy six lakhs only)

**DECLARATION :**

I, hereby, declare that :

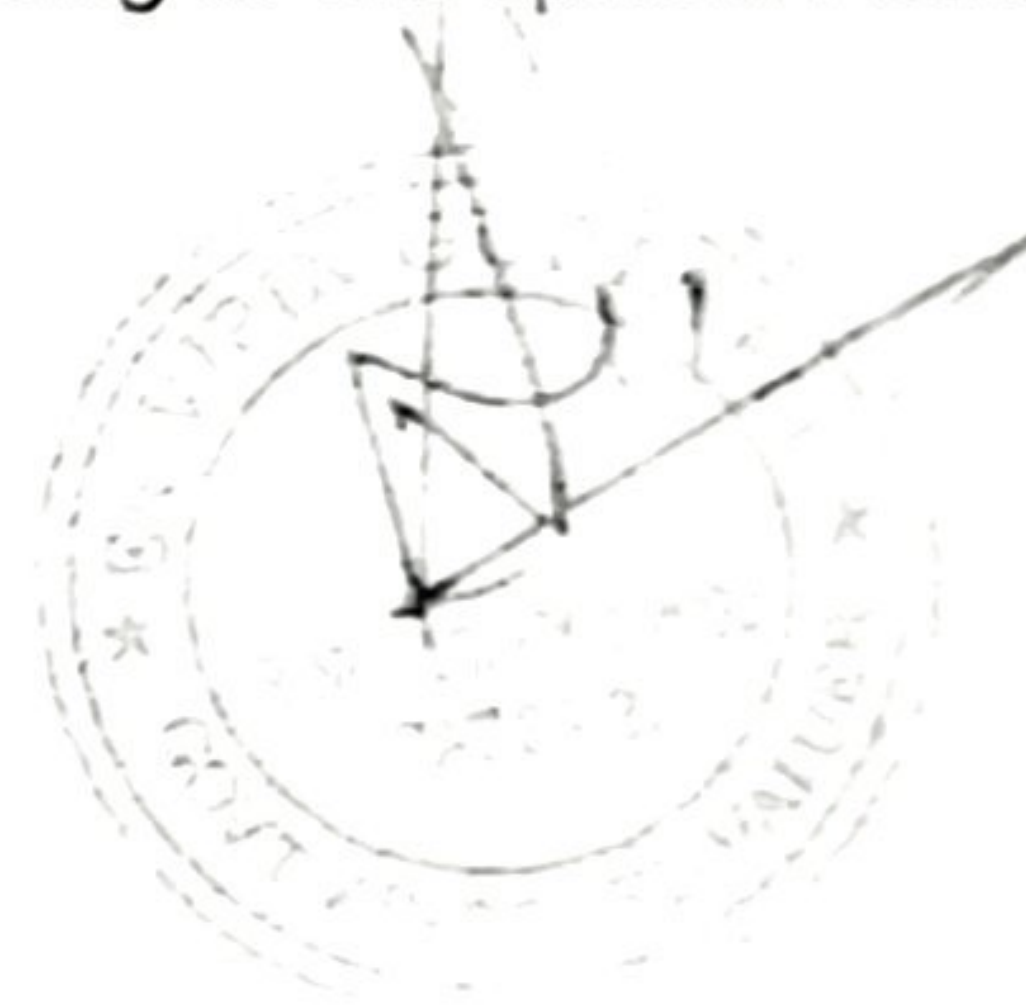
- The information furnished above is true and correct to the best of my / our knowledge and belief,
- I / we have no direct or indirect interest in the property being valued;
- I / we have personally inspected the RIGHT property on 11-05-2013.
- I / We have not been convicted of any offence & sentenced to a term of imprisonment.
- I / We have not been found guilty of misconduct in my professional capacity.
- My / our registration with State Chief Commissioner of Income Tax is valid as on date.
- The site was shown by Sh. Sanjay Srivastava, Registrar of the Institute.

**Note:-** This report deals only with value of property and does not cover any legal aspect regarding title, it's validity, encumbrance etc.. The report has been furnished based upon the legal opinion provided by the Bank. The Bank should ensure that the same property with genuine title deed has been mortgaged with the Bank for which this valuation report has been prepared. Valuation has been assessed as per present market conditions. It may vary in future according to the upward / downward trend in real estate.

Date : 18-05-2013

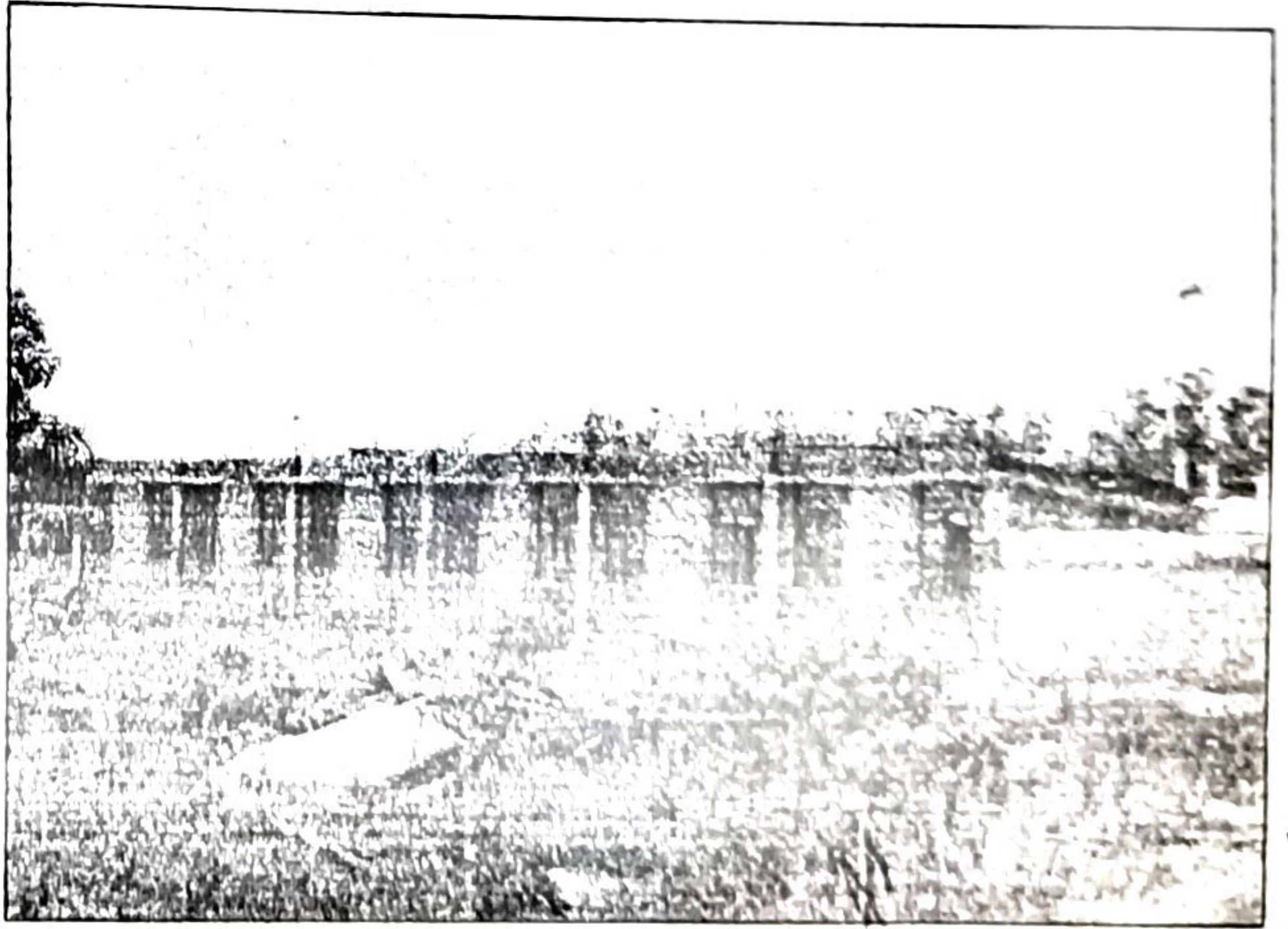
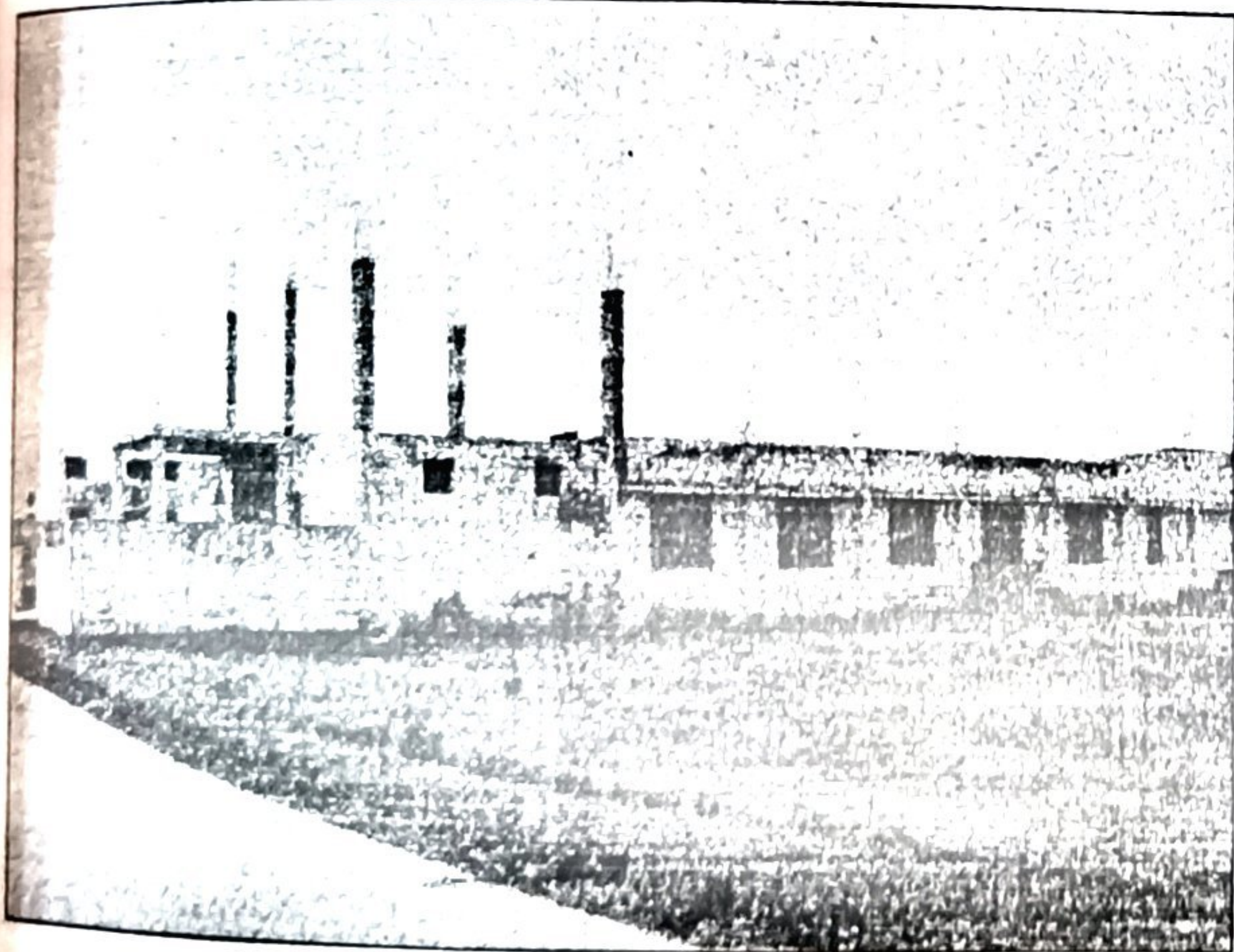
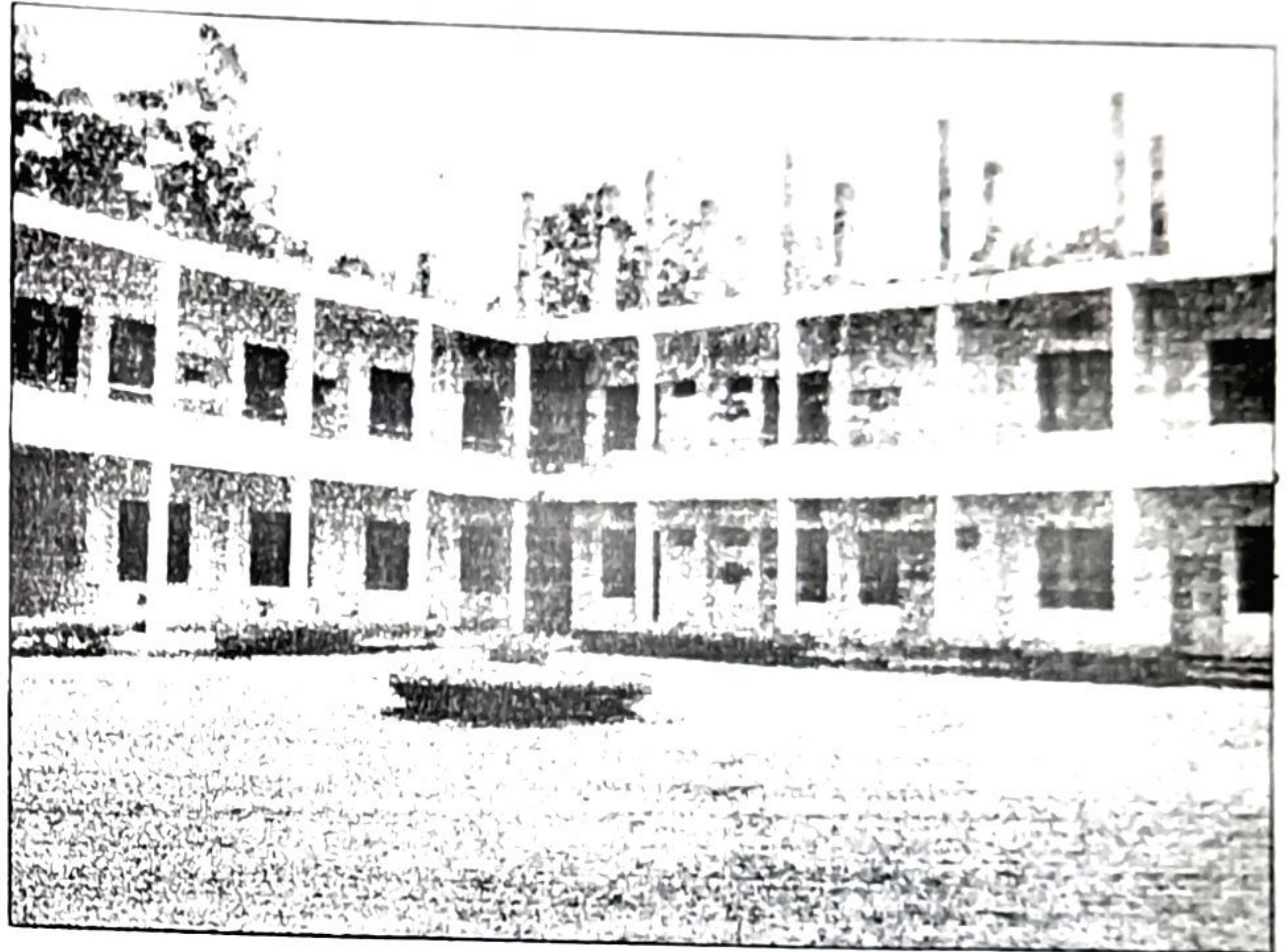
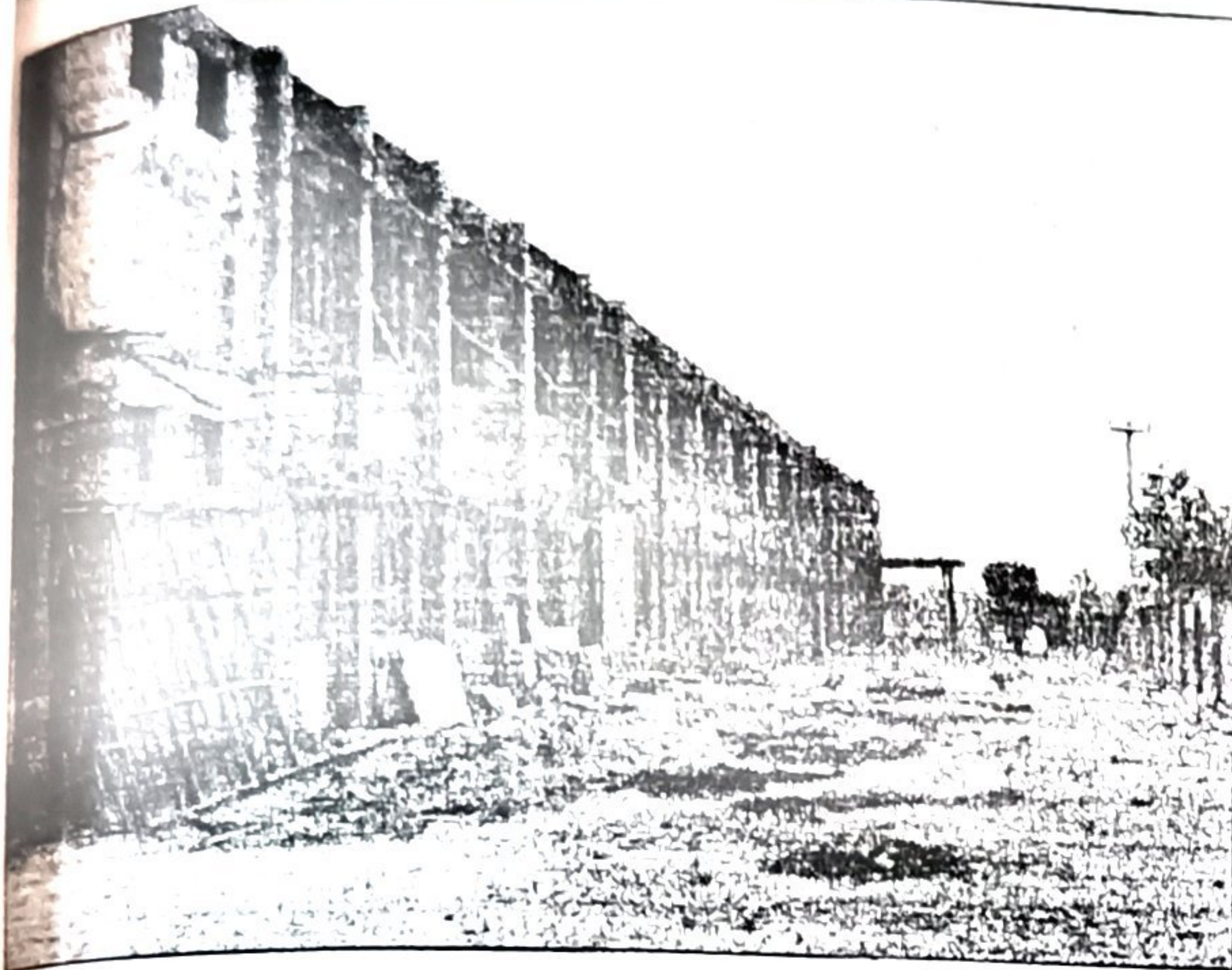
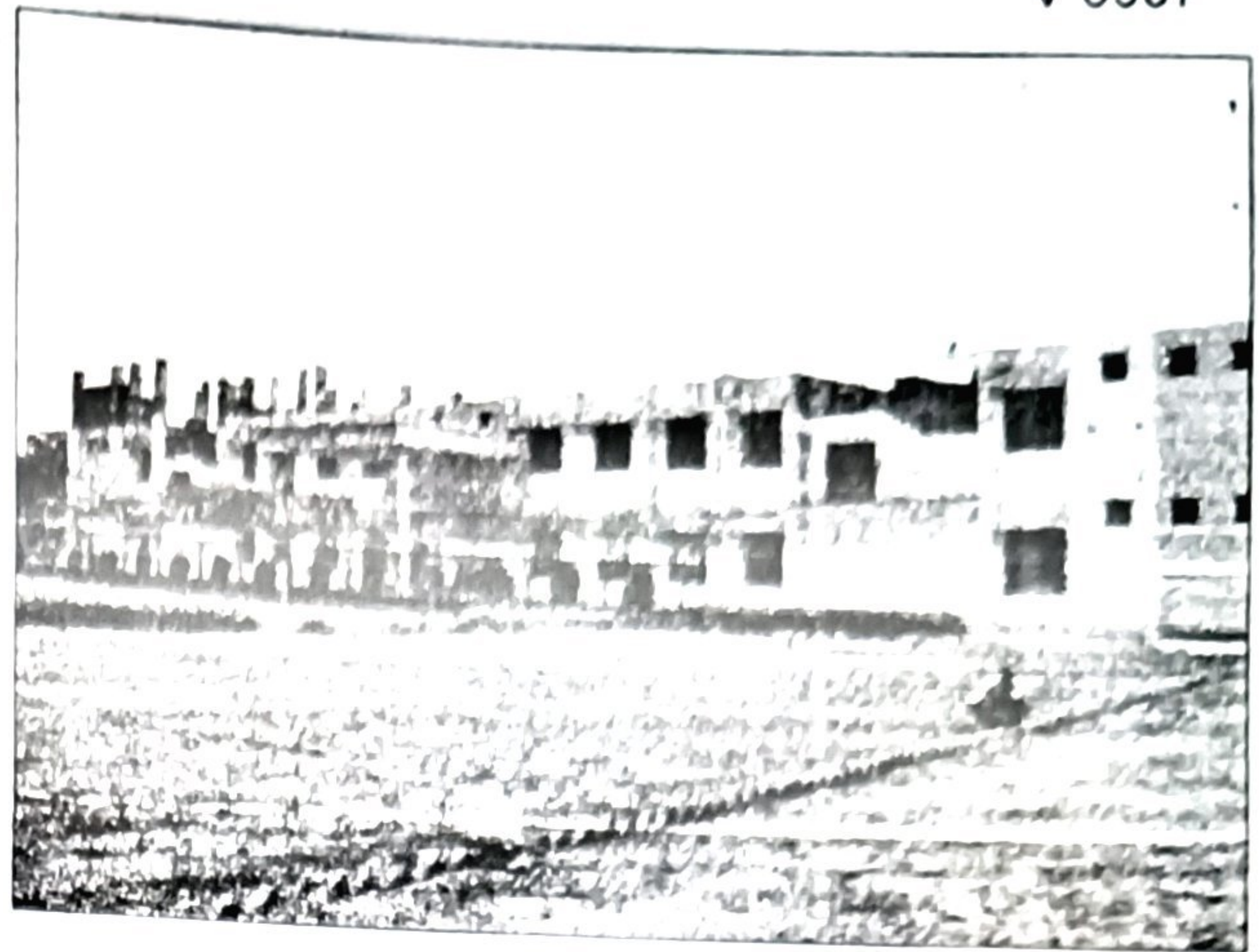
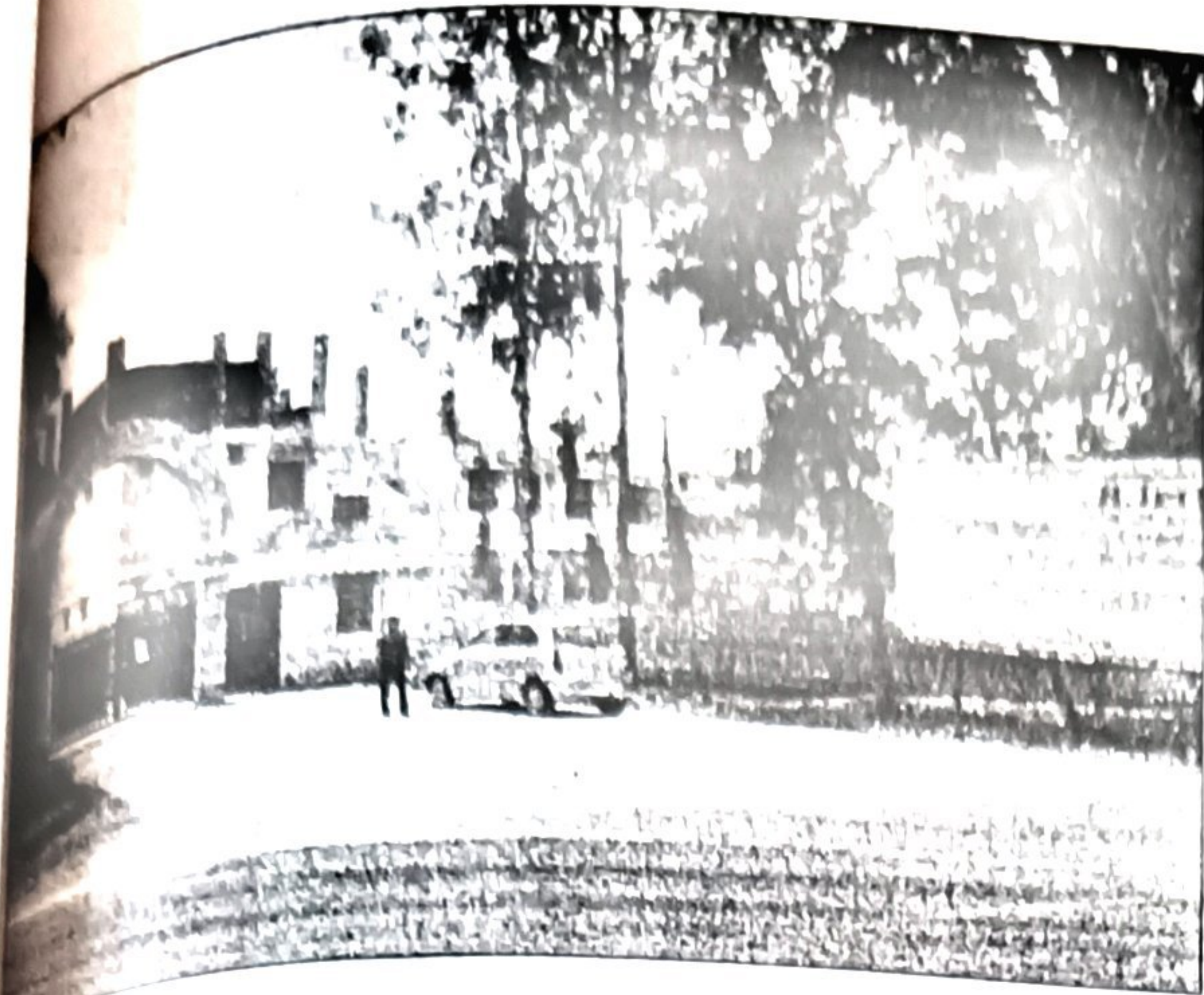
Place : Hardwar

Enclosed 12 photos



ER. VIPIN GUPTA, F.I.V.  
B.E. Civil, Chartered Engineer  
Government Approved Valuer







# HOME MAKERS

## ARCHITECT, ENGINEERS & VALUER

### GOVT. APPROVED VALUER (INCOME TAX)

Panel Valuer : Punjab National Bank, S.B.I, Bank of Maharashtra, I.C.I.C.I Bank, Kotak Mahindra Bank, R.B.L Bank, L.I.C Housing Finance, India Bulls, Shri Ram Housing Magma Housing Add- Shop No.-1, 2<sup>nd</sup> Floor, Krishna Complex, Near Fun & Food Restaurant, Ranipur More, Haridwar (U.K), Mob. : 9719104134, Email : Ar.amitchauhan@gmail.com

Date: 16/6/2022

#### Appendix-I

#### FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

Particulars	Content
<b>Introduction</b>	
Name of Valuer	AMIT KUMAR CHAUHAN
Date of inspection	08/06/2022
Date of Valuation	16/06/2022
Purpose of Valuation	To Assess Fair market Value
Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	M/S GSBA Trust Through Chairman Dr. P.L. Maggu s/o Sh. Kalaram Maggu
Name of Bank/FI as applicable	P.N.B BANK
Name of Developer of the Property ( in case of developer built properties )	N.A
Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner Occupied.
<b>Physical Characteristics of the Asset</b>	
Location of the property in the city Plot No. / Survey No.	Land Khata no. 377 (SB) , Khasra nos. 52, 53/1, 53/2, 54, 55, 56, 57, 58, 59/1, 59/2 , N.A
Door No. T. S. No. / Village Ward / Taluka Mandal / District	Village Sikandarpur Bhainswal, Pargana. Bhagwanpur, Tehsil Roorkee, Distt. Haridwar
Municipal Ward No.	N.A
City / Town	Bhagwanpur , Distt. Haridwar
Residential Area/ Commercial Area/ Industrial Area	Mixed Area (Commercial & Industrial)

AR. AMIT KUMAR CHAUHAN  
(B-ARCH)  
REGD. VALUER - 20584  
PANEL VALUER (I.C.I.) DDV0017  
INCOME TAX VALUER  
REGD. No.-4/2013-2014



Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	Few Educational Institutes & Several Industries area Present in this locality	
Coming under Corporation limit/ Village Panchayat/ Municipality	Within Village panchayat Limits.	
Postal address of the property	Land Khata no. 377 (SB) , Khasra nos. 52, 53/1, 53/2, 54, 55, 56, 57, 58, 59/1, 59/2 , Village Sikandarpur Bhainswal, Pargana. Bhagwanpur, Tehsil Roorkee, Distt. Haridwar	
Latitude, Longitude and Coordinates of the site	29.972493 , 77.780180	
Area of the plot/land ( supported by a plan )	Area of Land = 4.542 Hectare =45420.00 sq.m =66.49 Bigha Kachcha	
Layout plan of the area in which the property is located	N.A	
Development of surrounding areas	Developing	
Details of Roads abutting the property	Road in East	
Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Within Village panchayat Limits.	
In case it is an agricultural land, any conversion to house site plots is contemplated	N.A	
Boundaries of the property	A	B
	As per sale Deed	Actuals
	North	Residential Colony
	South	Other's Land
	East	Roorkee-Chhutmalpur Main Road NH-73
	West	Tirupati Structural Ltd. (Industry)
Extent of the site considered for valuation (least of 14 A & 14 B)	Area =45420.00 sq.m	
Whether property is clearly demarcated?	Yes	
5. Description of Adjoining properties		

AR. AMIT KUMAR (B-ARCH)  
REGD. VALUER 20584  
PANEL VALUER (I.T.C.) DDV0017  
INCOME TAX VALUER  
REGD. No.-4/2013-2014



	North	Residential Colony			
	South	Other's Land			
	East	Roorkee-Chhutmalpur Main Road NH-73			
	West	Tirupati Structural Ltd. (Industry			
5.	Survey no. if any	Local Survery & enquiry			
7	Type of Building (Residential/ Commercial/ Industrial)	Institutional Building			
3.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	Institutional Property having R.c.c structure at Ground floor , First Floor , (M.S joinery , Stone & P.c.c flooring ). The Building was constructed in 2004 to 2010 & is approx. 18 & 12 year's old. Plinth area detail is shown in valuation computation chart.			
	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Floor	Plinth Area (sq.mt )	Carpet Area (Sq.mt )	Saleable Area (Sq.mt)
		G.F	545.41	490.87	545.41
		F.F	523.89	471.50	523.89
		S.F	523.89	471.50	523.89
		Mumty	27.30	24.57	27.30
	Any other aspect	N.A			
	Town Planning Parameters	N.A			
	Master plan provisions related to the property in terms of land use	Institutional Use.			
	Date of issue and validity of layout of approved map / plan	N.A			
	Approved map / plan issuing authority	Approved Building plan is not Available			
	Whether genuineness or authenticity of approved map / plan is verified	N.A			
	Any other comments by our empanelled valuers on authentic of approved plan	N.A			
	Planning area/zone	Mixed Area (Commercial & Industrial)			
	Development controls	Within Village panchayat Limits.			
	Zoning regulations	Mixed Area (Commercial & Industrial)			

AR. AMIT KUMAR MAHAJAN  
(B-ARCH)  
REGD. VALUER 7-20584  
LOCAL VALUER (I.C.) DDV0017



	FAR/FSI permitted and consumed	FAR = 2.10 Consumed =0.19
0.	Ground coverage	N.A
1.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz.setbacks, height restrictions, etc.	N.A
2.	Comment on surrounding land uses and adjoining properties in terms of usage.	Mixed Area (Commercial & Industrial)
3.	Comment on unauthorized constructions if any	N.A
4.	Comment on demolition proceedings if any	N.A
5.	Comment on compounding/ regularization proceedings	N.A
5.	Comment on whether OC has been issued or not	N.A
7.	Any other aspect	N.A
7.	Legal Aspects	N.A
	Ownership documents,	1)Copy of old valuation Report 1)
	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	M/S GSBA Trust Through Chairman Dr. P.L. Maggu s/o Sh. Kalaram Maggu
	comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	N.A
	comment on whether the IP is independently accessible?	Yes
	Title verification,	Yes
	Details of leases if any,	N.A
	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold
	Agreements of easements if any,	No
	Notification for acquisition if any,	No
0.	Notification for road widening if any,	N.A
1.	<b>Possibility of frequent flooding / sub-merging</b>	No
2.	<b>Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)</b>	N.A
3.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	N.A
4.	Comment on transferability of the property ownership,	N.A
5.	Comment on existing mortgages/ charges/encumbrances on the property if any	As per Tir
6.	Comment on whether the owners of the property	As per Tir

AR. AMIT KUMAR CHAUDHARY  
 REGD. VALUER (L.I.C.) DDV0017  
 PANEL VALUER (L.I.C.)  
 INCOME TAX VALUER  
 REGD. No.-4/2013-2014



	have issued any guarantee (personal/corporate) as the case may be	
7.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	Approved Building plan is not Available
8.	Any other aspect	
	Economic aspects	
	Details of ground rent payable,	N.A
	Details of monthly rents being received if any,	N.A
	Taxes and other outgoings,	N.A
	Property insurance,	Not Available
	Monthly maintenance charges,	Not Available
	Security charges, etc	Not Available
	Any other aspect	
I	Socio-cultural aspects	
	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	<b>Average</b>
II	Functional and Utilitarian Aspects	
	Description of the functionality and utility of the assets in terms of :	
	1. Space allocation,	Yes
	2. Storage spaces,	Yes
	3. Utility of spaces provided within the building,	Yes
	4. Any other aspect	
III	Infrastructure Availability	
	a)Description of aqua infrastructure availability in terms of	
	1. Water supply	Yes
	2. Sewerage/sanitation	
	3. Storm water drainage	
	b)Description of other physical infrastructure facilities viz.	N.A
	1. Solid waste management	N.A
	2. Electricity	N.A
	3. Roads & Public transportation connectivity	Yes
	4. Availability of other public utilities nearby	Near By Raipur Chowk, Bhagwanpur

AR. AMIT KUMAR CHAUHAN  
(B. ARCH)

REGD. VALUER  
PANEL VALUER (P.C.) DDV0017  
INCOME TAX VALUER  
REGD. No.-4/2013-2014



1) Proximity to residential areas 2) Availability of public transport facilities	
Valuation	
Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data ( in terms of comparable sales ), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	Land & Building Method

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is Rs. 25,34,23,238.00/- (Rupees Twenty Five Crore Thirty Four Lakhs Twenty Three Thousand Two Hundred Thirty Eight only). (Prevailing market rate along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

- i. Date of purchase of immovable property: N.A
- ii. Purchase Price of immovable property: N.A
- iii. Book value of immovable property: N.A
- iv. Realizable Value of immovable property: 21,54,09,752.30/-
- v. Distress Sale Value of immovable property: 20,27,38,590.40/-
- vi. Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated. 48,31,62,266.40/-

Place: Haridwar

Date: 16/06/2022

Signature

(Name and Official seal of the Approved Valuer)

Encl:

Declaration from the valuer

1. Model code of conduct for valuer
2. Photograph of owner with the property in the background
3. Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc
4. Any other relevant documents/extracts

REC'D VALUER F-20584  
P.T. VALUER (L.I.C.) DDV0017  
TAX VALUER  
10-4/2013-2014



**(Kumar Jain**  
Advocate  
**(Uttarakhand Govt.)**  
Complex,  
Haridwar,  
249407

जियो और जीने दो



Mob.: 9837010267  
E-mail : sanjayhdr@gmail.com

**Court :**  
Chamber No. 49,  
Distt. & Session Court,  
Haridwar (Uttarakhand)

Date 6.12.2021

Chief Manager / Sastra head  
Punjab National Bank  
Dehra Doon

**ANNEXURE -IV**

**SPECIAL REPORT ON TITLE**

Plot area 4.5420 Hectare 45420.00 Sq Mtr.  
Khasra No.377

Gata no.	Area in hectare
52	0.041
53/1	0.400
53/2	0.417
54	0.630
55	0.300
56	0.143
57	0.256
58	1.895
59/1	0.350
59/2	0.110

Plot situated at – Chak no.377, Gata no.52, 53/1, 53/2, 54, 55, 56, 57, 58, 59/1, 59/2 Moza Sikandarpur Bhaiswal, Pargana Bhagwanpur, Tehsil Roorkee Distt. Haridwar.

Note:

1. Land situated under the area of consolidation proceeding but land khasra no. 52, 53/2, 54, 59/2 are out of consolidation proceeding.
2. Land AREAS & kHASRA Nos has been changed under proceeding of consolidation i.e as under:

Gata no. 50m, 51m, 52, 53/1, 53/2, 55, 56m, 57m, 58m, 59/1, 59/2 total area 4.179 hectare Moza Sikandarpur Bhaiswal, Pargana Bhagwanpur, Tehsil Roorkee Distt. Haridwar.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>A. PARTICULARS</b>	
1. Name of the Borrower with address :	<b>G.S.B.A. Trust,</b> Address: 112,Industrial Estate,Parpad Ganj, Dehli-92.

संजय कुमार जैन  
चamber नं. 49  
जिला न्यायालय, हरिद्वार  
मो. 9837010267







should be obtained and tally it with the original.

3. That latest certified copy of khatoni (Form 23 Part-1) pertain to chak no.377 Moza Sikandarpur Bhaiswal, Pargana Bhagwanpur, Tehsil Roorkee Distt. Haridwar Should be obtained.
4. That area of the land **4.179 hectare** should be mortgage instead of deed's area 4.542 hectare of **Gata no. 50m, 51m, 52, 53/1, 53/2, 55, 56m, 57m, 58m, 59/1, 59/2** Moza Sikandarpur Bhaiswal, Pargana Bhagwanpur, Tehsil Roorkee Distt. Haridwar.
5. That revenue map of the mortgaged land should be obtained for the location of the land.
6. That it is must to be verified actual possession of the mortgagor over the mortgaged land.
7. That the provision of mortgage in trust deed should be read deliberately and obtained explanations from the mortgagor/s about deleting trusty name of **Mr.Kuwar Javed Iqbal & Mr. Afroz Kayyum** in the revenue record Chakbandi form no.23 (Part One) by the order 11.2.2005.
8. That resolution of trust should be obtained for the mortgage the land property.
9. That Affidavit / undertaking of Mortgagor/s should be obtained for mortgage of the land property.
10. That for the mortgage of the property court permission is required under section 92 (1)(F) of Civil Procedure code 1908.
11. That Stamp Duty 0.5% of Loan amount subject to Maximum of Rs. 10,000/- should be obtained from the mortgagor/s.



Whether certified copies have been obtained from the registrar's office?	I have obtained certified copy of the sale deed/title deed and attached with the opinion and tally with xerox copy of original & found both are same.
Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	compared and find same as original
Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes
Whether the registration particulars 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?	Yes
6. Whether the photographs of parties as affixed in conveyance deed / title deed tally with the photograph seen the certified copy was obtained from the registrar's office?	Yes
7. Whether contents of the as given in the title deed tally \verbatim with the contents as stated in the certified copy was obtained from the registrar's office if not, variations be specified. What is its effect?	Yes



	Whether the property has been mutated in the name of the person offering the mortgage?	Yes
	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Equitable mortgage can be created only at the notified centre of the bank.
1	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (in some states there are legal restrictions of creation of the mortgage of agricultural property for non agricultural purposes)	No
1	Whether there are any restrictions regarding sale of the property to be mortgaged? (in some states, there are restriction for sale of property to residents outside the Stage)	No, There is no restriction on sale of said property In Uttrakhand.
2	Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals, and clearances yet to be obtained?	N A
13	Whether the property is ancestral /or under joint ownership or the minor is having interest in the property? If so effect thereof.	No, Property is purchased through sale deed in the name of Trust.
14	Whether the property to be mortgaged has been acquired under Land Acquisition Act 1984	No
15	Whether Urban Land Ceiling Act is applicable in the state where the property is located.	Urban Land Ceiling Act is not applicable on the located area of the captioned property.



	In case of leasehold property, whether permission/NOC from lesser is required for creation of mortgage? Whether permission of Lesser/NOC is obtained.	N.A.
	What is the rate of sharing of unearned income with lesser, in the event of sale of the property?	N.A.
3	Whether copy of title deed favoring lesser (other than Govt.) is made available to examine the validity of the lease?	N.A.
9	Whether terms and conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	N.A.
0	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provision of Income Tax Act for creation of mortgage or any certificate is to be submitted to the bank to show no dues are outstanding to the Income Tax Department?	Affidavit to be obtained.
1	In respect of agricultural land, whether land is declared surplus or under consolidation of holdings?	Land area has been change in consolidation also change khasra nos of the land.(Details are attached with the opinion.
2	Whether certified copies of Revenue Records have been obtained and examined to confirm that no dues are outstanding towards the mortgagor? (Copies of revenue records be submitted to the bank while submitting the certificate of Title Investigation)	Copy of Khatauni Form 23(Part -1) obtained and no encumbrance found according to its.



Whether the mortgaged property is enforceable under SARFAESI ACT-2002?	Yes
--	-----

TE : 5.3.2021  
CE : HARIDWAR

(Sanjay Jain)  
(Signature of Council)

ENCL. Original Receipt No. 50/5.7 Dated 5.03.2021 of Sub Registrar Office, Haridwar.

**ANNEXURE - V**

**CERTIFICATE**

e Chief Manager / Sastra head  
njab National Bank  
aziabad

**g. : Opinion on investigation of title and obtaining of search report in respect property :**

**g: land area 4.5420 Hectare 45420.00 Sq Mtr.**  
**hak No.377**

Gata no.	Area in hectare
52	0.041
53/1	0.400
53/2	0.417
54	0.630
55	0.300
56	0.143
57	0.256
58	1.895
59/1	0.350
59/2	0.110

**ituated at** – Chak no.377, Gata no.52, 53/1, 53/2, 54, 55, 56, 57, 58, 59/1, 59/2 Moza Ikandarpur Bhaiswal, Pargana Bhagwanpur, Tehsil Roorkee Distt. Haridwar.

**ote:**

1. Land situated under the area of consolidation proceeding but land khasra no. 52, 53/2, 54, 59/2 are out of consolidation proceeding.
2. Land AREAS & KHASRA Nos have been changed under proceeding of consolidation i.e as under:



**Gata no.** 50m, 51m, 52, 53/1, 53/2, 55, 56m, 57m, 58m, 59/1, 59/2 **total area 4.179** hectare Moza Sikandarpur Bhaiswal, Pargana Bhagwanpur, Tehsil Roorkee Distt. Haridwar.

**Sale deed-** Bahi no.1 Jild 2672/2715 pages 90/355-370 **D.no.3800** Dt.9.7.2002 at S.R.O. Roorkee Distt-Haridwar executed by Km.Nidhi Mayar D/o Anil Kumar Mayar R/o Court Road, Saharanpur, in favour of **G.S.B.A. Trust**, Address: 112, Industrial Estate, Parpad Ganj, Dehli- 92.

**pertain to G.S.B.A. Trust**, Address: 112, Industrial Estate, Parpad Ganj, Dehli- 92.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices for the verification 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 original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar / Registrar of assurances as well as with certified copy of the title deed 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.

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

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

1. Consolidation office/Tehsildar Roorkee.
2. Sub Registrar Roorkee.

I shall be Liable/responsible, if any loss is caused to the bank due to negligence on my part in making the search and bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANK's Association or Reserve Bank of India or Any Other such body for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto, conducted by me, for the period from **2008 to 2021** doesn't disclose any encumbrance as stated therein.

I have not given/have given opinion earlier on investigation of title relating to the same property as detailed hereunder.



A. Name of lender:

B. Date of opinion & reference no.(if any):

C. Remarks:

I find following defects/**no defects** in the title of the person offering mortgage:-

I hereby certify that as per observation of above record **G.S.B.A. Trust**,  
Address: 112, Industrial Estate, Parpad Ganj, Dehli- 92.

has a clear, valid and marketable title over the above said property and **Trust**  
is competent to create the mortgage subject to complied all conditions  
mentioned in the report.(Property Already Mortgaged)

The valid mortgage can be created by deposit of the following original title deed.  
The said title deeds are original and genuine and are not duplicate or fake as  
observed by me-

(Give hereunder details of title deeds which are required to be deposited to  
create equitable mortgage)

1. **That original Sale deed-** Vide Bahi no.1 Jild 2672/2715 pages 90/355-370  
**D.no.3800** Dt.9.7.2002 at S.R.O. Roorkee Distt-Haridwar executed by Km.Nidhi  
Mayar D/o Anil Kumar Mayar R/o Court Road, Saharanpur, in favour of  
**G.S.B.A. Trust**, Address: 112, Industrial Estate, Parpad Ganj, Dehli- 92.
2. That Certified copy of above sale deed should be obtained and tally it with the  
original.
3. That latest certified copy of khatoni (Form 23 Part-1) pertain to chak no.377  
Moza Sikandarpur Bhaiswal, Pargana Bhagwanpur, Tehsil Roorkee Distt.  
Haridwar Should be obtained.
4. That area of the **land 4.179 hectare** should be mortgage instead of deed's area  
4.542 hectare of **Gata no. 50m, 51m, 52, 53/1, 53/2, 55, 56m, 57m, 58m,**  
**59/1, 59/2** Moza Sikandarpur Bhaiswal, Pargana Bhagwanpur, Tehsil Roorkee  
Distt. Haridwar.
5. That revenue map of the mortgaged land should be obtained for the location of  
the land.
6. That it is must to be verified actual possession of the mortgagor over the  
mortgaged land.
7. That the provision of mortgage in trust deed should be read deliberately and  
obtained explanations from the mortgagor/s about deleting trusty name of  
**Mr.Kuwar Javed Iqbal & Mr. Afroz Kayyum** in the revenue record Chakbandi  
form no.23 (Part One) by the order 11.2.2005.
8. That resolution of trust should be obtained for the mortgage the land property.
9. That Affidavit / undertaking of Mortgagor/s should be obtained for mortgage of  
the land property.
10. That for the mortgage of the property court permission is required under  
section 92 (1)(F) of Civil Procedure code 1908.
11. That Stamp Duty 0.5% of Loan amount subject to Maximum of Rs.  
10,000/- should be obtained from the mortgagor/s.



lose:

1. Special Report (Annexure: IV)
2. Chain of title deeds Certified copy of title deed and link deeds
3. Search report (Annexure: V-B)

DATE : 5.3.2021  
PLACE : HARIDWAR

(Sanjay Jain)  
(Signature of Council)

**ANNEXURE V- B**

Chief Manager / Sastra head  
Punjab National Bank  
Raziabad

**Search Report**

Account - **G.S.B.A. Trust**, Address: 112, Industrial Estate, Parpad Ganj, Dehli- 92.

Search report relates to searches made in:-

- A. Sub Registrar Office : **Haridwar on dt.5.3.2021**
- B. Registrar of Companies: **N.R. (Not Required)**
- C. Courts: **N.R.**
- D. Other office:-
  - a) Office of the Co-operative Society: **NR**
  - b) Haridwar Development Authority: **NR**
- E. Any Other Documents:-
  - i) Receipt for payment of Municipal Taxes etc. : **not required**

**1. Sub Registrar/Registrar of Assurance Office**

The Encumbrance certificate was obtained from the Sub Registrar..... for the period from ..... and the same disclosed following encumbrances:

**There is no system of issue of encumbrance certificate in the office of Sub Registrar. Hence, personal search was carried out by me for the purpose.**

2. Inspection was made on 5.3.2021 for the period from 2008 to 5.3.2021 at the sub registrar office: **Roorkee.**



**The search report disclosed the following encumbrances:-**

3. The Ownership of the property being a company, search was conducted in the following offices of the registrar of companies:- **Not Applicable**

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

ROC	INFORMATION
-----	-------------

4. **Inspection of Court records disclosed:-**

(This may detail Suit pending, Decrees, Attachment before Judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
As per Mortgagor's version no suit is pending.		

5. **Searches made /Inspections carried out in the following offices disclosed:-**

Office	Date of Search Inspection	Information
Sub. Registrar Office	5-03-2021	As per observation of record index-II at S.R.O. Roorkee relevant to the captioned property and there is no encumbrance find over the questioned land property. (property already mortgaged with the bank). I have not seen original title deed which is in possession of the bank as collateral.

6. **A study of the following: Disclosed:-**

Details of documents perused	Information
1.Land situated under the area of consolidation proceeding but land khasra no. 52, 53/2, 54, are out of consolidation proceeding.	Found in order
2.Land AREAS & KHASRA Nos have been changed under proceeding of consolidation i.e as under: Gata no. 50m, 51m, 52, 53/1, 53/2, 55, 56m,	



58m, 59/1, 59/2 **total area 4.179** hectare  
Sikandarpur Bhaiswal, Pargana Bhagwanpur,  
Roorkee Distt. Haridwar.

**Sale deed-** Bahi no.1 Jild 2672/2715 pages  
90/355-370 **D.no.3800** Dt.9.7.2002 at S.R.O.  
Roorkee Distt-Haridwar executed by Km.Nidhi  
Mayar D/o Anil Kumar Mayar R/o Court Road,  
Saharanpur, in favour of **G.S.B.A. Trust,**  
Address: 112, Industrial Estate, Parpad Ganj,  
Dehli- 92.

**Defects noticed are indicated in the certificate given by me.**

1. Land situated under the area of consolidation proceeding but land khasra no. 52, 53/2, 54, 59/2 are out of consolidation proceeding.
2. Land use of khasra no.59/2 area 0.110 hectare not converted/declared in non agriculture land.
3. Land AREAS & KHASRA Nos have been changed under proceeding of consolidation i.e as under:  
**Gata no.** 50m, 51m, 52, 53/1, 53/2, 55, 56m, 57m, 58m, 59/1, 59/2 **total area 4.179** hectare Moza Sikandarpur Bhaiswal, Pargana Bhagwanpur, Tehsil Roorkee Distt. Haridwar.

(Details of changing Khasra no.& areas attached with the report.)

DATE : 5.3.2020  
PLACE : HARIDWAR

  
(Sanjay Jain)  
(Signature of Counsel)

संजय जैन एडवोकेट  
चेम्बर नं० 49  
सिविल कोर्ट, हरिद्वार  
मो० 9337010267





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttarakhand

## e-Stamp

Stamp No.

Stamp Issued Date

Stamp Reference

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Issued by

Description of Document

Party Description

Consideration Price (Rs.)

Party

2nd Party

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Stamp Duty Amount(Rs.)

: IN-UK15109741276586T  
: 24-Feb-2021 12:11 PM  
: NONACC (SV)/ uk1214504/ ROSHNABAD/ UK-HD  
: SUBIN-UKUK121450433773792538166T  
: Sanjay Jain Advocate  
: Article Miscellaneous  
: -  
: 0  
: (Zero)  
: Sanjay Jain Advocate  
: NA  
: Sanjay Jain Advocate  
: 10  
: (Ten only)

VERIFIED

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राकेश कुमार चौहान  
स्टाम्प विक्रेता  
ला० नं० 103/1997  
कोर्ट रोशनाबाद, हरिद्वार



-----Please write or type below this line-----

वकालत नं० 1294

प्रमाणित  
37/2/2021

फोटो प्रमाणित  
प्रमाणित  
S.R.I

### Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding.
- 2 Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 3 The onus of checking the legitimacy is on the users of the certificate.
- 3 In case of any discrepancy please inform the Competent Authority.



2010/1294

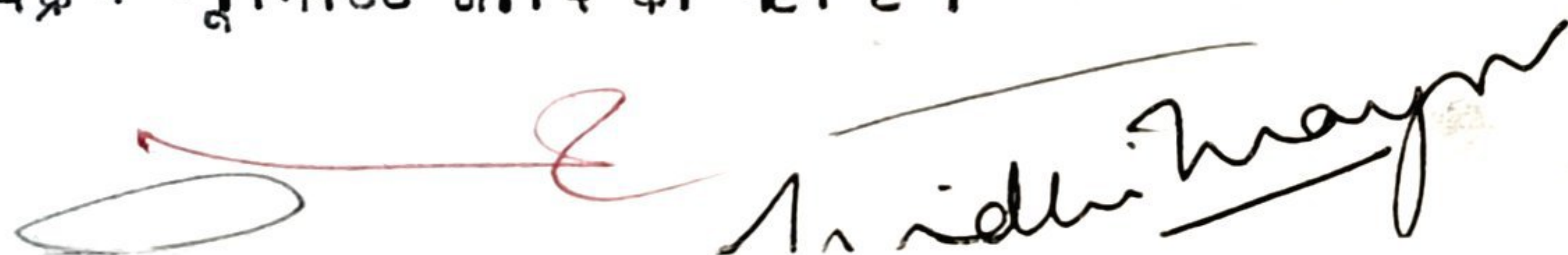
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प्राप्ति पत्र

35

-----: विक्रय पत्र :-----  
=====

- 1- बेनामा :- 47,01,000₹ से तालीस ला छा एक हजार रुपये ।
- 2- बाजारी मालियत :- 47,01,000₹ रुपये ।
- 3- विक्रय भूमि :- 4.542 हे० भूमिधारी स्थित ग्राम सिकन्दरपुर  
भौस्वाल पर० भागवानपुर तह० रुडकी जिला हरिद्वार, जो प्लट 8 श्रेणी  
॥अ॥ न० 55 पर अंकित है ।
- 4- लगान :- 114 रुपये 45 पैसे सालाना ।
- 5- किसम भूमि :- हाई ऐस्टेट 3,30,000₹ रुपये प्रति हे० है मगर  
विक्रय भूमि पुछाता रुक पर होने के कारण 20% अधिक रेट :-  
3,96,000₹ रुपये प्रति हे० से मालियत :- 17,98,632₹ रुपये है ।
- 6- स्टाम्प :- 3,76,100₹ रुपये आवात एवं विकास शुल्क से बाहर है।
- 7- मुकिरा ने कोई इक्शर नामा आदि नहीं किया हुआ है ।
- 8- दस्तावेज पर लगे फोटो स्वयं ले छाक ने प्रमाणित किये हैं ।
- 9- ग्राम में चकबन्दी प्रक्रिया चल रही है ।
- 10- विक्रय भूमिद्वारे आदि की नहीं है ।

 Anil Kumar



11- पिछेता अनुसूचित जाति की नहीं है।

मै कि कु 0 निधि मायर पुत्री श्री अनिल कुमार मायर -

निवासी कोर्ट रोड स्हारनुर पोस्ट छास जिला स्हारनुर की हूँ।

विदित हो कि जोत चक्कन्दी अकार पत्र 23 के अनुसार भूमि

छाता चक संख्या 377 की मूल गाटा संख्या 52 बापिन 0.041

हे 0 व 53/1 तरेपन वटा एक 0.400 हे 0 व 53/2 तरेपन वटा दो

0.417 हे 0 व 54 चप्पन 0.630 हे 0 व 55 पप्पन 0.300 हे 0 56

छप्पन 0.143 हे 0 व 57 सतविन 0.256 हे 0 व 58 अठाविन 1.895

हे 0 व 59/1 उन्सठ वटा एक 0.350 हे 0 व 59/2 उन्सठ वटा दो

0.110 हे 0 कुल दस 10 किते रक्बई कुल 4.542 हे 0 भूमि -

स्थित ग्राम सिकन्दरपुर भौसवाल पर 0 भगवाननुर तहसील की -

जिला हरिद्वार की मै मुक्ति तन्हा स्वामी व अधिकारी मालिक

व काविज भूमिदार है और जो इस समय तक हर प्रकार के भार तथा

*Widhi Mayan*



प्रतिबन्ध आदि से पाक साफ है कि सी दूसरी जगह आड बन्धाक बैक आदि -

मे नहीं है। यकीन हर प्रकार का दिला कर अपनी मन बुद्धि तथा इन्द्रियो की

स्वस्था क्षता मे भली भाँति सोच समझ कर विला किसी जोर द्याव के पूर्ण

प्रसन्नता से उपरोक्त भूमि को मय जुमला हक हकूक हर प्रकार सहित मुबलीग -

47,01,000 रु पये, सैतालीस ला छा एक हजार रुपये मे - जीएस 0 बी 0 रे 0

दस्त 112 इन्डस्ट्रीयल इस्टेट प्लॉट गंज देहली - 92 द्वारा डा 0 पीएस 0 मंगू -

पुत्र स्व 0 श्री कालाराम मंगू सैलर / चैर मैन आफ द दस्त निवासी आर -

13/83 राज नगर गाजियाबाद व जुंवर जावेद इक्बाल पुत्र श्री हाजी अब्दुल

हमीद दस्ती आफ द दस्त, निवासी मोह 0 मानक चौक मंगलोर पोस्ट छास

पर 0 मंगलोर तहसील रुकी जिला हरिद्वार व श्री अमरोज क द्यूम पुत्र श्री -

अब्दुल क द्यूम दस्ती आफ द दस्त निवासी ग्राम रहालकी दयालपुर पोस्ट -

भागवानपुर तह 0 रुकी जिला हरिद्वार को बे च दी है और कु ल धानाशित

मुबलीग 47,01,000 रु सैतालीस ला छा एक हजार रुपये आज वर वक्त -

रजिस्ट्री बैनामा रु वरु श्री मान सब रजिस्टार महोदय रु डकी -

*Midhi Mayar*



द्वारा डाफ्ट संख्या 43140 दिनांक 18-6-2002 ई० भारतीय -

स्टेट बैंक ऑफ इन्डिया शाखा सहारनूर मालियती 1,00,000₹ -

एक लाख रुपये व डाफ्ट संख्या 189834 दिनांक 18-6-2002 ई०

यूनियन बैंक ऑफ इन्डिया शाखा सहारनूर मालियती 22,000₹ -

चाईस हजार रुपये , व डाफ्ट संख्या 189864 , दिनांक 21-6-2002 ई०

यूनियन बैंक ऑफ इन्डिया शाखा सहारनूर मालियती 3,50,000₹

तीन लाख पचास हजार रुपये व डाफ्ट संख्या 860884 दिनांक -

28-6-2002 ई० पंजाब नेशनल बैंक ऑफ इन्डिया शाखा सहारनूर

मालियती 3,00,000₹ तीन लाख रुपये व डाफ्ट संख्या 461162 -

दिनांक 1-7-2002 ई० पंजाब नेशनल बैंक ऑफ इन्डिया सईद गंज -

सहारनूर मालियती 9,90,000₹ नौ लाख नब्बे हजार रुपये -

व डाफ्ट संख्या 461163 दिनांक 1-7-2002 ई० पंजाब नेशनल बैंक -

शाखा सईद गंज सहारनूर मालियती 9,90,000₹ नौ लाख नब्बे -

हजार रुपये व डाफ्ट संख्या 461164 दिनांक 1-7-2002 ई०

*Nidhi Mayan*



पंजाब नेशनल बैंक शाखा सईद गंज सहरनपुर मालिकती १,१०,०००॥

नौ लाख नब्बे हजार रुपये व डाफ्ट संख्या 461165 दिनांक -

1-7-2002 ई० पंजाब नेशनल बैंक शाखा सईद गंज सहरनपुर मालिकती

7,66,000॥ सात लाख छियास हजार रुपये व डाफ्ट संख्या -

262475 दिनांक १-7-2002 ई० पंजाब नेशनल बैंक देहरादून -

1,१३,०००॥ एक लाख तिराने हजार रुपये प्राप्त कर लिये है अब -

मेरी कोई धान राशि उपरोक्त विक्रय भूमि की बाबत शेष नहीं रही -

है और न भविष्य में होगी कच्चा व ढाल क्रेतागण महोदय का उपरोक्त

विक्रय भूमि पर अपने समान मोकें पर बछुवी व वार्क कर दिया है -

अब क्रेतागण महोदय उपरोक्त भूमि का दाखिल खारीज करावे और कोई

कार्यवाही अपने लाभ के लिये करे जो चाहे सौ करे अब मुझे या मेरे वारसान

को उपरोक्त विक्रय भूमि से कोई तालुक या वास्ता किसी प्रकार का नहीं

रहा है और न भविष्य में होगा यदि भविष्य में मेरा कोई साझी या -

भागी या हकदार आदि पैदा हो कर कोई किसी प्रकार का वाद विवाद

*Handwritten signature*



करे तो प्रत्येक क्षण से ज़ेरा गण महोदय उपरोक्त को अधीकार होगा  
कि अगली कुल धन राशि मय हरजा व खर्चा व लागत हर प्रकार -  
व्याज सहित मुझ से व वारसान मेरी से जिस प्रकार चाहे मेरी जात छास  
जायदाद हर किसम से वसूल कर ले वे कुछ उजर व इन्कार नहीं होगी -

नीज सुनिश्चित उन कुल कानूनी जिम्मेदारीयो की पब्लिक व जिम्मेदार रहेगी  
जो कानूनन एक विक्रेता पर आयद होती है। अब मेरा कोई हक वहिस्ता -  
किसी प्रकार का उक्त विक्रय नम्बरान में नहीं रहा है


अतः यह विक्रय पत्र पूर्ण स्वस्था क्षण मे प्रसन्नता से लिखा  
दिया कि प्रमाण रहे और समय पर काम आवे।

*Widhiwajan*

तहरीर तारीख :- 9 नो जुलाई सन 2002 ई

गवाह :- *Shukh*  
(G. K. Mittal)  
19/4 IRI Colony Roodee

गवाह :- *Shukh*  
Anil Kumar Meher  
Bulky Road, Sahaypur (U.P.)

ले छाक :- इकबाल अहमद दस्तावेज ले छाक तहसील रुडकी  


टाई किया :- देवेन्द्र कु मार त्यागी रुकी,  
*Widhiwajan*  
मुताबिक अमर के है।







369

पुत्र श्री कालाशान मठ

नाम ..... निवासी ..... र ३/४ इ. गलत नमूने गाकि प्रवाह

वरना... तं... जि...  
 ... रजिस्टार क... में बाज...  
 ... गा... वा...

काशीलय मुख रजिस्ट्रार रुकी में आज दिनांक 9-7-2002

कमय माय ..... व ..... बजे दिन को प्रस्तुत किया।

sd. S.K. Singh sd. P.L. Maggu (2)

५३ विषय १४ का निष्पादन सुन व समझकर ॥५॥

बिक्रय घन/अग्रिम घन..... से मालीस लागू एक हजार ० सौ बीसवा हुंसाद

बगद/प्रिजगी प्राप्त करके उक्त श्री उद्योग विभाग का प्रर ११- मार्च १९५६

सापर कोट गेडि सापर 1/0 नानिल हुमा

स्वीकार किया जिसकी प्रमाण

### स्वीकार किया गिनती पहचान

[illegible]

पेशा..... निवासी.....  
 बी..... 19/4 I.R.I काली...

बो..... पुत्र श्री..... का लाला नं = 175 A  
निवासी.....

निवासी ..... माप

सदस्य  
उप विभाग  
संग

9-7-2002

है तत्  
दखल  
या है  
अपना  
प्रपने  
की न  
पर  
को  
से  
ना  
ने-





प्रदेश UTTAR PRADESH

BR 840041

Dated- 09/07/2018 Time 2.30 PM PLACE-GSBA GREATER NOIDA

Resolution

To whom it may concern

This is to certify that Mr. Manish Maggu, My Younger Son Has been appointed as Authorized Personnel On My Behalf To Handle All Legal Authorities, Government Authorities and Government Statutory Regularity Bodies/Authorities, Banks etc. I also authorize him to take all needed actions as per requirements in dealing related to all my affairs as he is well aware of all my deeds, agreements, commitments with different people, organizations etc. E.g. CMJ FOUNDATION, in reference to GSBA Trust, Roorkee. In my absence his decisions in lieu with welfare of all involved people, organizations, my commitments should be considered and treated as FINAL as I trust his known abilities to understand my objectives.

**Dr. P.L. MAGGU/ CHAIRMAN CUM SETTLER**  
**GSBA Trust**

No. 63 Date 9/7/2018  
Shri Dr. P.L. Maggu Chairman cum Settler  
Identified by Shri. Rampal Singh Advocate Ghaziabad  
Presented this document to me and explained the contents  
of this document.  
I have satisfied my self by examining the executed  
that he understands the contents of the document  
(Amended which was read over translated and  
explained to him. Received Rs. ....)

Rampal Singh  
RAMPAL SINGH, ADVOCATE  
NOTARY, GHAZIABAD



# AREA CALCULATION



AREA FULL  
4,87,084 sq. ft.  
66.27 (Bigha)



AREA WITHOUT  
SCHOOL  
3,67,500 sq. ft.  
50.00 (Bigha)



AREA SCHOOL  
11,9584 sq. ft.  
16.27 (Bigha)



ROORKEE

BHAGWANPUR

17KM

ROORKEE-DEHRADUN

CHOLI

CHUTTAMALPUR

BAHARANPUR-DEHRADUN

## KEY PLAN



NORTH

OPEN LAND BLOCK-2

AREA = 16.27 Bigha  
(11,9584 Sq. Ft.)

PROPOSED ROAD 30 FT

OPEN LAND  
BLOCK-5

AREA = 16.27 Bigha  
(11,9584 Sq. Ft.)

OPEN LAND  
BLOCK-3

AREA = 16.27 Bigha  
(11,9584 Sq. Ft.)

OPEN LAND  
BLOCK-4

AREA = 16.27 Bigha  
(11,9584 Sq. Ft.)

EXISTING ROAD 40 FT

EXISTING SCHOOL  
BUILDING BLOCK

AREA = 16.27 Bigha  
(11,9584 Sq. Ft.)

OPEN LAND  
BLOCK-1

AREA = 16.27 Bigha  
(11,9584 Sq. Ft.)

OPEN LAND  
BLOCK-4

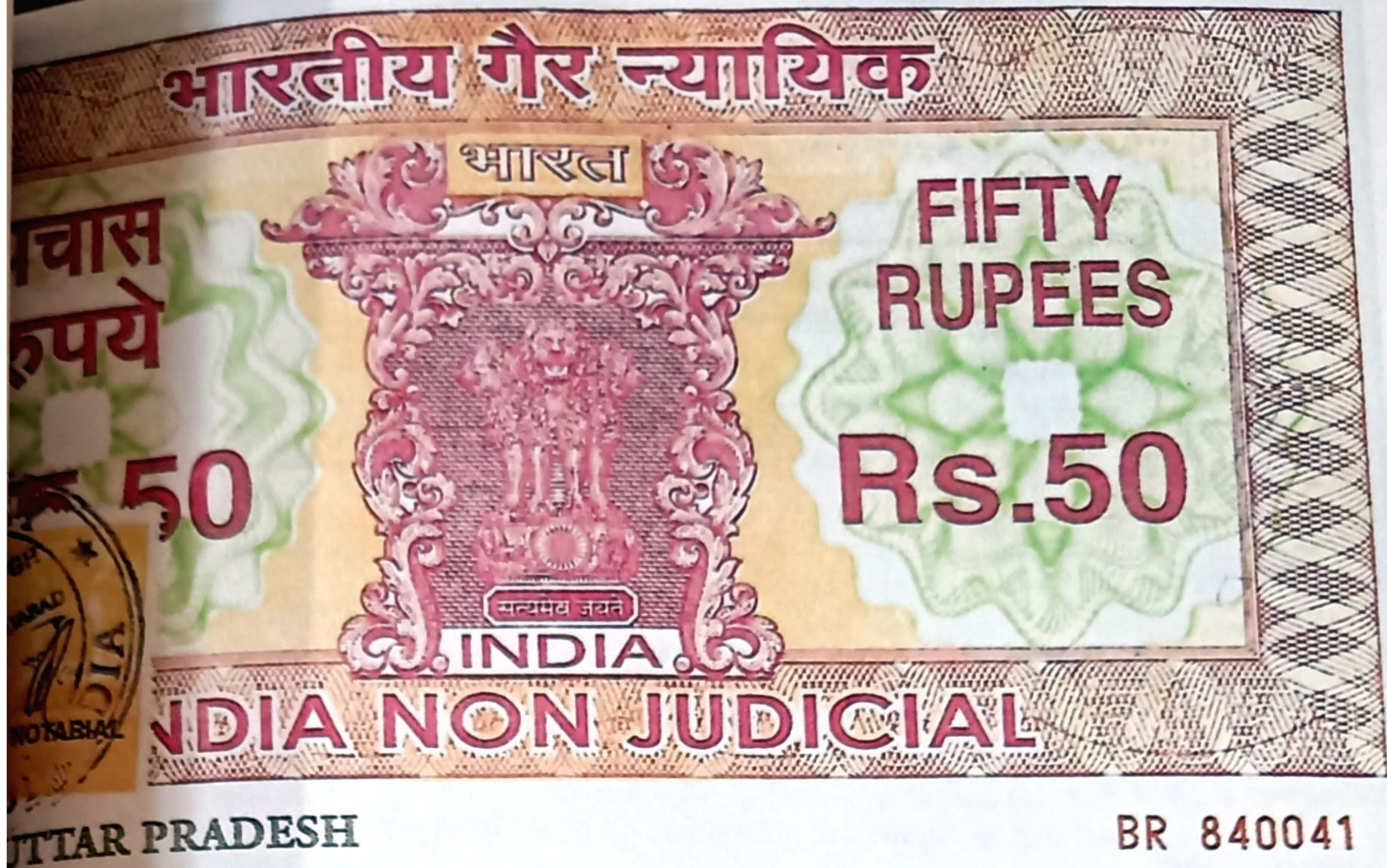
AREA = 16.27 Bigha  
(11,9584 Sq. Ft.)

EXISTING ROAD 40 FT

ROORKEE-DEHRADUN 6 LANE HIGHWAY

PROPOSED SITE MAP  
GSBA REVISED DEVELOPMENT PLAN





Dated- 09/07/2018 Time 2.30 PM PLACE-GSBA GREATER NOIDA

Resolution

To whom it may concern

This is to certify that Mr. Manish Maggu, My Younger Son Has been appointed as Authorized Personnel On My Behalf To Handle All Legal Authorities, Government Authorities and Government Statutory Regularity Bodies/Authorities, Banks etc. I also authorize him to take all needed actions as per requirements in dealing related to all my affairs as he is well aware of all my deeds, agreements, commitments with different people, organizations etc. E.g. CMJ FOUNDATION, in reference to GSBA Trust, Roorkee. In my absence his decisions in lieu with welfare of all involved people, organizations, my commitments should be considered and treated as FINAL as I trust his known abilities to understand my objectives.

**Dr. P.L. MAGGU/ CHAIRMAN CUM SETTLER**  
GSBA Trust

63 9/7/2018  
Dr. P.L. Maggu, Chairman cum Settler  
Member by Shri. [Signature] GSBA Trust Noida  
Presented the document to the [Signature]  
[Signature] and verified the contents  
of this document.  
I have satisfied my self by examining the executed  
and the contents of the document  
[Signature] which is the [Signature] over translation and  
certified to the Relative Rs. [Signature]

**Rampal Singh**  
RAMPAL SINGH, ADVOCATE  
NOTARY, [Signature]



less Depreciation For 11 Years

(-) 85,89,830.82

5,64,84,645.12

PRESENT PROBABLE VALUE OF BUILDING ASSESSED

(6)

PRESENT PROBABLE VALUE OF LAND ASSESSED

45,420.00 M<sup>2</sup>

2,200.00

9,99,24,000.00

PRESENT PROBABLE VALUE OF LAND & BUILDING ASSESSED

15,64,08,645.12

of available source in my opinion I assess the present probable value of above said property as on date is Rs 1564.09 Lac

of available source in my opinion I assess the present probable realizable value of above said property as on dRs 1251.27 Lac

Details of Gata Nos

Area in Hectares

52	0.041
53 / 1	0.4
53 / 2	0.417
54	0.63
55	0.3
56	0.143
57	0.256
58	1.895
59 / 1	0.35
59 / 2	0.11
Total	4.542

