

Office:

Cell NO.1

C.J.M. Court Near Main gate,
Court Compound, Dehradun,
Uttarakhand. India.

TPS

CERTIFICATE

Dated 05.02.2022

To,

The Chief Manager,
Punjab National Bank,
C.B.B. Race Course, Dehradun, U.K.

SUPPLEMENTARI TITLE/ VERIFICATON REPORT

REG: *Opinion* all that Khata No. 00165 (Fasli year 1416 to 1421) bearing Khasra No. 805Ka Min (part of old Khasra No. 541, & 542) area 1.2752 Hect or 3.15 Acre situated at Village Naugaon, Sahaspur, Tehsil Vikas Nagar, District Dehradun.

Dear Sir,

This Supplementary N.E.C is being issued in continuance to the main N.E.C issued by Sh.Sultan Khan, Advocate dated 25.10.2016 and supplementary NEC issued by me on dated 12.02.2019 and 17.07.2020 regarding the verification of title, one account of below mentioned property. I have inspected the concerned records in the office of the Sub Registrar, Vikas Nagar, Dehradun for further period from 18.07.2020 to till date.

No recorded encumbrances have been found in respect of the property mentioned hereinafter except already mortgage in PNB Kaulagarh, Dehradun.

Wherein the aforesaid land is situated under the Mussoorie Dehradun Development Authority, Dehradun, hence SARFAESI ACT 2002 is applicable on the Property.

DESCRIPTION OF THE PROPERTY

All that Khata No. 00165 (Fasli year 1416 to 1421) bearing Khasra No. 805Ka Min (part of old Khasra No. 541, & 542) area 1.2752 Hect or 3.15 Acre situated at Village Naugaon, Sahaspur, Tehsil Vikas Nagar, District Dehradun.

Name and Address of the Owner:

Smt. Bimal Bansal wife of Late Sh. Sanjay Bansal resident of 32/4, E.C. Road, Dehradun.

[Signature]

Verification:

All that property was purchased by present owner Smt. Bimal Bansal wife of Late Sh. Sanjay Bansal resident of 32/4, E.C. Road, Dehradun from Sardar Gurdeep Singh Pal and Smt. Vimla Devi resident of Distrit Dehradun vide Sale deed dated 28.10.2003 which is duly registered in the office of the Sub-Registrar, Vikas Nagar, Dehradun in book no. 1 volume 2 at page 390 additional file book no. 1 volume 372 on page 687 to 696 at serial no. 4104 dated 25.11.2003.

On the basis above mentioned documents Smt. Bimal Bansal wife of Late Sh. Sanjay Bansal has acquired good and absolute ownership and title over the aforesaid property and Smt. Bimal Bansal wife of Late Sh. Sanjay Bansal have a clear, valid and marketable title over the above said property and transferable right and title over aforesaid property.

Regarding Encumbrance:-

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

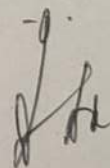
Documents required for the creation of Equitable Mortgage:

1. Other relevant documents described in the previous NEC issued by Sh.Sultan Khan, Advocate, dated 25.10.2016.
2. Copy of Khatauni Khata No. 00165 (Fasli year 1416 to 1421).

Enclosed:-

1. Receipt of inspection issued by office of the Sub Registrar, Dehradun.

Yours Faithfully



(Deepak Mengwal)
Advocate



BHULEKH
Uttarakhand

खाता विवरण (अप्रमाणित प्रति)

NOTE : डाटा उपलब्ध ना होने पर डिजिटल हस्ताक्षरित होने तक प्रतीक्षा करें।

ग्राम का नाम : नौगांव	परगना : (पड़वाहन)	तहसील : विकासनगर	जन्मद : देहरादून	फसली वर्ष : 1416-1421	भाग : 1	खाता संख्या : 00165	टिप्पणी
खेतदार का नाम / सिता यदि संश्लेषक का नाम / निवास स्थान	भौमिक अधिकार का वर्ष	खसरा संख्या	क्षेत्रफल (हे.)	अन्देश			
श्रेणी : 1-क / भूमि जो सड़कमार्गीय अधिकार वाले भूमिधारों के अधिकारमे हो							
विमल बंसल / एस.पी. बंसल / नि.ई.सी.रोड दे.दून	1411फ.से	805कमि	1.2752				
योग		1	1.2752				

Disclaimer: उक्त आँकड़े मात्र अवलोकनाधी हैं, तहसील कम्प्यूटर केन्द्र से उद्घरण की प्रमाणित प्रति प्राप्त की जा सकती है।

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Contents owned by Board of Revenue(Uttarakhand)



सत्यमेव जयते

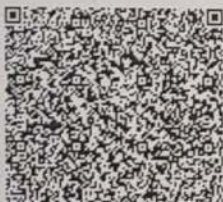
INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

EPS
Affidavit
S. J. Desh
4104

Certificate No.	: IN-UK69628491373173U
Certificate Issued Date	: 16-Feb-2022 03:09 PM
Account Reference	: NONACC (SV)/ uk1313204/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK131320443831030423450U
Purchased by	: BIMAL BANSAL
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: BIMAL BANSAL
Second Party	: NA
Stamp Duty Paid By	: BIMAL BANSAL
Stamp Duty Amount(Rs.)	: 10 (Ten only)



AKSHAY PRATAP SINGH
Stamp Vendor
Court Compound, Dehradun

AFFIDAVIT

Before the Chief Manager, Punjab National Bank, C.B.B, Race Course, Dehradun.

Smt. Bimal Bansal wife of Late Sh. Sanjay Bansal resident of 32/4, E.C. Road, Dehradun.

Bimal Bansal
.....Deponent

We/ I, the above named deponents do hereby solemnly affirm and declare as under:-

1. That the deponent's name and address as mentioned herein above is correct:-
2. That the deponent is the absolute owner and in possession of all that property more-fully shown in the schedule of this affidavit hereinafter called the said land and no other person has any share right, title or interest of any kind or nature whatsoever in the said land till date.
3. That the said land is free from all sort of encumbrances, claims or demand of any kind of nature whatsoever except already mortgage in **PNB, Kaulagarh, Dehradun** No adverse claim of any kind exists against the said land.
4. That the deponent has not any time deposited any of the title deeds relating to the said land with any person or persons whomsoever, as and by way of security, equitable mortgage by deposit of title deeds, charge, lien or trust or any manner whatsoever and that the said land is free from all encumbrances, claims and demands. No claim has ever been made against the Deponent or against the said land on the ground of any deposit of all or any of the title deeds, documents or writings or any one or more of them as security or on other ground whatsoever.
5. That the deponent assure to the bank that till date no litigation is pending in respect of the scheduled land nor any decree for attachment before judgment, after judgment, injunction, appointment of Receiver, appointment of Liquidator has been passed by any court or board or authority or tribunal.
6. That there are no land revenue assessment, income tax, wealth tax, expenditure tax or any other taxes, cesses, due, assessments dues and payable by the Deponent for which the said land is liable to be attached nor the Deponent has received any notice under The Payment of Taxes Act, The Transfer of Land (Amendment) Act, The Income Tax, The Wealth Tax Act, The Expenditure tax Act, The Gift Tax Act or any other Act issued or pending against the Deponent over the said land.
7. That the said land is not subject matter of any suit or legal proceedings nor any attachments before or after judgment nor has any trust secret or otherwise, been created in respect of the said land.
8. That the Deponent has not availed any loan from Bank or Financial Institution against the said land. That the Deponent is not in any arrears of any liability of payment towards principal loan amount or interest thereon.
9. That the Deponent has not avail any loan of any amount for any purpose from Bank, any other Bank, any nationalized or private bank or any other Financial Institution or leasing company, engaged in providing loans.
10. That the Deponent has agreed and undertaken to indemnify and keep indemnified the Bank fully and effectually against all claims, demands charges and expenses whatsoever in respect of her said land.



That the Deponent has not done or cause to be done any such work, acts or things regarding her said land, which may directly or indirectly effect the bank's valuable right and interest, adversely.
That the Deponent assured to the Bank that he has personally verified and checked the title chain of Scheduled land, which is found to be clear, but if in future any type of defect is found regarding Deponent's land mentioned in schedule of declaration in that circumstances the whole liability would be of Deponent and Deponent would not have a right to file any type of claim/compensation against the bank, its employees, workers or panel advocates. Besides it, in that circumstances the Deponent would be under obligation to repay the total principal loan amount along-with interest and other incidental charges to the bank.

DESCRIPTION OF THE PROPERTY

All that Khata Khatauni No. 00165 (Fasli year 1416 to 1421) bearing Khasra No. 805Ka (part of old Khasra 541 & 542) area 1.2752 Hect or 3.15 Acre situated at Village Naugaon, Sahaspur, Tehsil Vikas Nagar, District Dehradun.

Bimal Baser

.....Deponent

VERIFICATION:

I, the above named deponent do hereby verify that the contents of the above affidavit from para No. 1 to 12 and schedule of property true of my personal knowledge and belief.

Verified on this the 05th day of February 2022 at Dehradun.

Bimal Baser

.....Deponent



This affidavit is sworn before me by
Shri Bimal Baser
who is identified by Shri
at Dehradun on 16-2-2022

(PADAM SINGH)
Advocate & NOTARY, Dehradun