

Advocate
M. Court Near Main gate,
Compound, Dehradun,
Uttarakhand, India.

PP 4

02.2022

CERTIFICATE

Dated 05.02.2022

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

SUPPLEMENTARI TITLE/ VERIFICATON REPORT

REG: Opinion all that Khata No. 00180 (Fasli year 1416 to 1421) bearing Khasra No. 810Ga (part of old Khasra 534, 536, 537 & 539) measuring area 0.7290 Hect., and Khata No.00200 bearing Khasra No. 810 Ka (Part of Khasra No. 532, 534, & 535) measuring area 0.6800 Hect., total area 1.4090 Hect., situated at Village Naugoun, 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 Sultan Khan, Advocate dated 01.12.2016 and Supplementary NEC issued by me on dated 12.02.2019 and dated 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.

The property is governed under SARFAESI ACT 2002.

DESCRIPTION OF THE PROPERTY

All that Khata No. 00180 (Fasli year 1416 to 1421) bearing Khasra No. 810Ga (part of old Khasra 534, 536, 537 & 539) measuring area 0.7290 Hect., and Khata No.00200 bearing Khasra No. 810 Ka (Part of Khasra No. 532, 534, & 535) measuring area 0.6800 Hect., total area 1.4090 Hect., situated at Village Naugoun, Sahaspur, Tehsil Vikas Nagar, District Dehradun.

Name and Address of the Owner:

Smt. Seema Bansal wife of Sh. Sanjeev Bansal secretary Uttarakhand Utthan Samiti resident of 32/4, E.C. Road, Dehradun.

Title Verification:

All that property was purchased by present owner Smt. Seema Bansal wife of Sh. Sanjeev Bansal resident of 32/4, E.C. Road, Dehradun vide Sale deed dated 14.03.2007 from Sh. Sudhir Bansal & Smt. Shalini Bansal resident of District Dehradun which is duly registered in the office of the Sub-Registrar, Vikas Nagar, Dehradun in book no. 1 volume 633 at page 83 additional file book no. 1 volume 1087 on page 417 to 434 at serial no. 705 dated 18.02.2008.

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

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.

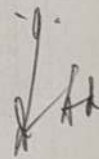
Documents required for the creation of Equitable Mortgage:

1. Other relevant documents described in the main N.E.C issued by Sultan Khan, Advocate dated 01.12.2016 and Supplementary NEC issued by me on dated 12.02.2019 and dated 17.07.2020.
2. Copy of Khatauni Khata No. 00180 (Fasli year 1416 to 1421).
3. Copy of Khatauni Khata No. 00200 (Fasli year 1416 to 1421).

Enclosed:-

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

Yours Faithfully



(Deepak Mengwal)
Advocate



खाता विवरण (अप्रमाणित प्रति)

NOTE : डाटा उपलब्ध ना होने पर

ग्राम का नाम : नौगांव	परपना : (पहुवादन)	तहसील : विकासनगर	जनपद : देहरादून	फसली वर्ष : 1416-1421	भाग : 1	खाता संख्या : 00200	टिप्पणी
खतिदर का नाम / भिता परी संरक्षक का नाम / निवास स्थान	भौमिक अधिकार का वर्ष	खसरा संख्या	क्षेत्रफल (हे.)	अंश			
श्रेणी : 1-क / भूमि जो सड़कमार्गीय अधिकार वाले भूमिधारों के अधिकारमे हो							
सूचीर बंसल / एच.पी.बंसल / नि.गांधी रोड दे.दून	1412फ.से	810कमि	0.6800	आ.ना.तह.वि.नगर मि.न.1548/14.07.2017 खाता सं.180 ख.न.810कमि/0.6800, 810ग/0.7290 कुल रकबा 1.4090हे. त. परता से बिक्रेता सूचीर बंसल पुत्र एच.पी.बंसल नि.60 गांधी रोड देहरादून व शालिनी बंसल पत्नी सूचीर बंसल नि.सहस्रनगरा रोड देहरादून दोनों अपने सगे भाई एच जेठ तथा पंजीकृत मु.आम संजय बंसल पुत्र स्व. एच.पी.बंसल नि.32/4 गांधी रोड देहरादून का नाम खारिज होकर केला सीमा बंसल पत्नी संजय बंसल सचिव उत्तराखण्ड उद्यान समिति 32/4 ई.सी.रोड देहरादून का नाम दर्ज होवे.बैनामा 1410000/-18.02.08			
योग		1	0.6800	पी.एन.बी.भाऊबाला के पत्र दिनांक 02.02.2019 पर आ.तह.वि.नगर दिनांक 06.02.2019 के अनुसार सीमा बंसल पत्नी संजय बंसल का भाग मु. 47500000/-रु मे बंधक दर्ज हैवे.			

Disclaimer: उक्त ऑनलाइन अवलोकनार्थ है, तहसील कम्प्यूटर केन्द्र से उद्धरण की प्रमाणित प्रति प्राप्त की जा सकती है।

Data Updated Upto: Fri Feb 04 20:10:34 IST 2022

Technical Support By: National Informatics Center, Uttarakhand State Unit, Dehradun.

Contents owned by Board of Revenue(Uttarakhand)

BHULEKH
Uttarakhandखाता विवरण (अप्रमाणित प्रति)
NOTE : डाटा उपलब्ध ना होने पर डिजिटल हस्ताक्षरित होने तक प्रतीक्षा करें।

खाला नमूना						
NOTE : डाटा उपलब्ध ना होने पर डिजिटल हस्ताक्षर ना होना						
ग्राम का नाम : नौगांव	परगना : (पहुवादून)	तहसील : विकासनगर	जनपद : देहरादून	फसली वर्ष : 1416-1421	भाग : 1	खाला संख्या : 00180
खतिदर का नाम / पिता पति संरक्षक का नाम / निवास स्थान	भौतिक अधिकार का वर्ष	खसरा संख्या	क्षेत्रफल (हे.)	अवस्था	टिप्पणी	
शालिनी बंसल / सुधीर बंसल / नि.सहस्रधारा रोड दे.दून	1411फ.से	810ग	0.7290	आ.ना.तह.वि.नगर मि.न.1548/14.07.2017 खाला स.180 ख.न.810कमि/0.6800, 810ग/0.7290 कुल रकबा 1.4090हे. ल. परता से विक्रेता सुधीर बंसल पुत्र एच.पी.बंसल नि.60 गांधी रोड देहरादून व शालिनी बंसल पत्नी सुधीर बंसल नि.सहस्रधारा रोड देहरादून दोनों अपने सगे भाई एच जेठ तथा पुत्रीकुल पु.आम संजय बंसल पुत्र स्व. एच.पी.बंसल नि.32/4 गांधी रोड देहरादून का नाम खारिज होकर केला सीमा बंसल पत्नी संजय बंसल सचिव उत्तराखण्ड उद्यान समिति 32/4 ई.सी.रोड देहरादून का नाम दर्ज होवे.कैनामा 1410000/-18.02.08	पी.एन.बी.भाऊबाला के पुत्र दिनांक 02.02.2019 पर आ.तह.वि.नगर दिनांक 06.02.2019 के अनुसार सीमा बंसल पत्नी संजय बंसल का भाग पु. 47500000/-रु में बंधक दर्ज होवे.	
योग	1	0.7290				

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Data Updated Up to: Fri Feb 04 20:09:01 IST 2022

Technical Support By: National Informatics Center, Uttarakhand State Unit, Dehradun.

Contents owned by Board of Revenue(Uttarakhand)

Affidavit Sale Deed
No 705
EP4



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UK69628022444699U
: 16-Feb-2022 03:08 PM
: NONACC (SV)/ uk1313204/ DEHRADUN/ UK-DH
: SUBIN-UKUK131320443830531578036U
: SEEMA BANSAL
: Article 4 Affidavit
: NA
: 0
: (Zero)
: SEEMA BANSAL
: NA
: SEEMA BANSAL
: 10
: (Ten only)



AKSHAY PRATAP SINGH
Stamp Vendor
Court Compound, Dehradun

Please write or type below this line

16-2-2022

Sauzel

AFFIDAVIT

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

Smt. Seema Bansal wife of Sh. Sanjeev Bansal secretary Uttarakhand Utthan Samiti resident of 32/4, E.C. Road, Dehradun.

Seema
.....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.
0. 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 No. 00180 (Fasli year 1416 to 1421) bearing Khasra No. 810Ga (part of old Khasra 534, 536, 537&539) area 0.7290 Hect., and Khata No.00200 bearing Khasra No. 810 Ka (Part of Khasra No. 532, 534, & 535) measuring area 0.6800 Hect., total area 1.4090 Hect., situated at Village Naugoun, Sahaspur, Tehsil Vikas Nagar, District Dehradun.

[Signature]
.....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 02nd day of February 2022 at Dehradun.

[Signature]
.....Deponent



This affidavit is sworn before me by
Shri *Seema Bansal*
who is identified by Shri
at Dehradun on *16-2-2022*

(PADAM SINGH)
Advocate & NOTARY, Dehradun