

Gate, C.J.M. Court
Compound, Dehradun,
India.

CERTIFICATE

APPENDIX-VI

Date 02.03.2022

The Chief Manager,
Panjab National Bank,
CBB, Race Course,
District Dehradun, U.K.

Opinion and Investigation of Title and obtaining of Search Report in respect of all that land Khata No. 00002 bearing Khasra No. 801 (Old khasra No. 554) area 0.89 acre or 0.3600 Hect., or 3600 Sq. Mtrs., situated at Mauza Naugaon, Pargana Pachwadoon, Tehsil Vikasnagar, District Dehradun, Uttarakhand. Belonging to:- Smt. Seema Bansal wife of Sh. Sanjay Bansal secretary Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun, U.K.

Dear Sir,

As requested, I have conducted the legal investigation of the title and searched the records in the office of the Sub Registrar, Vikas Nagar, Dehradun and other offices as required in the matter. I have answered all the queries in the Special Report, which is enclosed.

I hereby certify that 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 the Sub-Registrar, Vikas Nagar, Dehradun of assurance as well as certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certified that the photograph of previous owner and of intended mortgagor affixed / seen in the title deed tally with records **Sub-Registrar, Vikas Nagar, Dehradun** 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, tallied and compared these documents from the records of **Sub- Registrar, Vikas Nagar, Dehradun** of assurances and also from the records of other appropriate authorities.

1. Certified copy of Sale Deed serial No. 9707 on dated 06.11.2007.

2. Copy of khataunin khata No. 00002 (fasli year 1416 to 1421).

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 BANKS 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 of 01.01.2009 to till date vide receipt attached with the report. Certified copy of the Transfer Deed is enclosed herewith and thereby undersigned came to the conclusion that No. Encumbrance has been found in respect of the above mentioned property.

[Handwritten signature]

given opinion earlier on investigation of title relating to the same land/property as detailed here

Opinion of Lender : NIL

Opinion of Opinion & reference no. (if any) : NIL

Remarks : NIL

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

I hereby certify that Smt. Seema Bansal wife of Sh. Sanjay Bansal secretary Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun, U.K. has a clear, valid and marketable title over the above said property, subject to the aforesaid charge of **PNB, Kaulagarh, Dehradun** and he is competent to create an equitable mortgage in favour of the Bank.

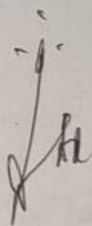
The valid mortgage can be created by deposit of the following original title deeds. The said title deed are genuinely registered and are not duplicate or fake as observed by me :-

Given hereunder details of title deeds which are required to be deposited to create equitable mortgage).

1. Original Sale Deed serial No. 9707 on dated 06.11.2007.

- 1- Special Report
- 2- Chain of Title
- 3- Certified copy of title deeds
- 4- Search report
- 5- Affidavit

Your's Sincerely



(Deepak Mengwal)
Advocate

SPECIAL REPORT ON TITLE

APPENDIX V

and Title Investigation and Special Report in respect all that land Khata No. 00002 bearing Khasra No. 801 (Old khasra No. 554) area 0.89 acre or 0.3600 Hect., or 3600 Sq. Mtrs., situated at Mauza Naugaon, Pargana Pachwadoon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

Particulars		Counsel's Statement	
Name of the borrowers with address		Smt. Seema Bansal wife of Sh. Sanjay Bansal secretary Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun, U.K.	
Name of the person offering mortgage with parentage/ constitution & address.		Smt. Seema Bansal wife of Sh. Sanjay Bansal secretary Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun, U.K.	
Details of the plot of property to be mortgaged: As per Title Deed		<u>SCHEDULE OF THE PROPERTY-A</u> All that land Khata No. 00002 bearing Khasra No. 801 (Old khasra No. 554) area 0.89 acre or 0.3600 Hect., or 3600 Sq. Mtrs., situated at Mauza Naugaon, Pargana Pachwadoon, Tehsil Vikasnagar, District Dehradun, Uttarakhand. (The above said description of the property is as per Sale Deed serial No. 9707 on dated 06.11.2019)	
As per present Position		Same	
INVESTIGATION			
1. Brief Details of the Title Deeds/document Scrutinized :- 1. Certified copy of Sale Deed serial No. 9707 on dated 06.11.2007. 2. Copy of khataunin khata No. 00002 (fasli year 1416 to 1421).			
2	Whether certified copies have been obtained from the Registrar's office.	:	Yes
3	Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion ?	:	Yes the document in hand is compared with the certified copy and the documents do not given raise to any doubt and suspicion.
4	Whether the registration particular number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the certified copy as obtained from the registrar's office ?	:	Yes
5	Whether the registration particulars number & date and page particulars as given in the Title Deed tally with the particulars 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 in the certified copy as obtained from the registrar's office?	:	Yes
7	Whether the contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from	:	Yes

[Handwritten signature]

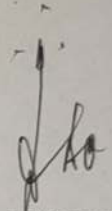
	...office? If not, variations be specified. What is its		
	...the property has been mutated in the name of the	:	Yes.
	...offering the mortgage?	:	The property is already Mortgage in PNB, Kaulagarh, Dehradun.
	...equitable mortgage can be created at the place where	:	No,
	...branch disbursing the loan is situated?	:	No,
	...there is any Bar under any local law for creation of	:	No,
	...mortgage of the property to be mortgaged? (In some states	:	No,
	...are legal restrictions on creation of the mortgage of	:	No,
	...agricultural property for non agricultural purpose).	:	No,
	...Where there are any restrictions regarding sale of the property	:	No,
	...to be mortgaged? In some states there are restrictions for sale	:	No,
	...of property to residents outside the State).	:	No,
	...Whether all the approvals, clearance/ sanctions required for	:	No,
	...creation of the mortgage have been obtained? If not obtained,	:	No,
	...what are such sanctions, approvals and clearances yet to be	:	No,
	...obtained?	:	No,
13	...Whether the property is ancestral / or under joint ownership or	:	No,
	...the minor is having interest in the property? If so, its effect	:	No,
	...thereof.	:	No,
14	...Whether the property to be mortgaged has been acquired under	:	No,
	...Property Acquisition Act 1894?	:	No,
15	...Whether urban Land Ceiling Act is applicable in the State	:	N.A.
	...where the property is located?	:	N.A.
16	...In case of leasehold property, whether permission / NOC from	:	N.A.
	...the Lessor is required for creation of mortgage? Whether	:	N.A.
	...permission of the Lessor / NOC is obtained?	:	N.A.
17	...What is the rate of sharing of unearned income with Lessor, in	:	N.A.
	...the event of the sale of the property?	:	N.A.
18	...Whether the copy of the title deed favouring lessor (other than	:	N.A.
	...Govt.) is made available to examine the validity of the lease?	:	N.A.
19	...Whether terms & conditions given in the lease deed have been	:	Not related to me.
	...complied with? If any condition is violated, effect thereof.	:	
20	...Whether any permission of Income Tax Authorities / Assessing	:	
	...Officer is required under the provisions of Income Tax Act for	:	
	...creation of mortgage or any certificate is to be submitted to the	:	
	...Bank to show that no dues are outstanding to the Income Tax	:	
	...Department?	:	No
21	...In respect of agriculture Land, whether Land is declared	:	
	...surplus or under consolidation of holding?	:	

[Handwritten signature]

certified copies of Revenue Records has been examined to confirm that no dues are outstanding on the mortgagor?	:	Yes
copies of revenue records are submitted to the Bank while submitting the certificate of Title Investigation).		
whether the mortgaged property is enforceable under the MORTGAGE ACT -2002.		Yes

03/2022

Your's Sincerely


(Deepak Mengwal)
Advocate

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Search report

Seema Bansal wife of Sh. Sanjay Bansal secretary Uttarakhand Uthan Samiti Reg. Office 32/4,
C. Road, Dehradun, U.K.

SEARCH REPORT RELATES TO SERACHES MADE IN :

- a) Sub-Registrar Office:- : NA.
 b) Registrar of Companies. : NA.
 c) Courts : NA.
 d) Other Offices : NA.
 e) a) Office of the Co-operative Society : NA.
 b) _____ Development Authority : NA.
 f) Any other Documents : NA.
 1) Receipt for payment of Municipal Tax etc. : NA.

1. Sub Registrar / Registrar of Assurance Office.

If there is no system of issue of encumbrance certificate to private parties in the office of Sub Registrar, Dehradun.

(If there is no system of issue of encumbrance certificate in the office of Sub Registrar, it be stated accordingly.)

2. Personal Serach was carried out by me for the purpose. Inspection was made on 01.01.2009 to for the period from to till date at the office of Sub-Registrar/office Dehradun.

3. The Search report disclosed the followings encumbrances:- NIL
 The ownership of the property being of a company, search was conducted in the following offices of the Registrar of companies: - NA

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

ROC	Information
N.A.	N.A.

4. Inspection of Court Records disclosed :-

(This may detail suit pending, Decrees, Attechement before judgment Injucnction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of order	Nature of order
No litigation is pending regarding the property to be mortgaged as per affidavit of the mortgager.		

Search made/inspections carried out in the following offices disclosed:

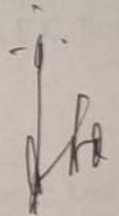
Office	Date of search/Inspection	Information
Sub Registrar, Dehradun	02.03.2022	No recorded encumbrances has been found.

A Study of the following document disclosed :-

Details of documents perused	Information
1. Certified copy of Sale Deed serial No. 9707 on dated 06.11.2007.	As above
2. Copy of khataunin khata No. 00002 (fasli year 1416 to 1421).	

Defects noticed are indicated in the certificate given by me.

Your's Sincerely



(Deepak Mengwal)
Advocate

Sh. J. K. Singh
Human Rights (L.I.H.R., New Delhi)
Advocate

Mob. No.

9690500055

9412901055

9557566055

Gate, C.J.M. Court
Compound, Dehradun,
Uttarakhand, India.

CERTIFICATE OF NON ENCUMBRANCE

The Chief Manager,
Punjab National Bank,
CBB, Race Course, Dehradun.

It is certified that on careful inspection of the available index registers, as indexed up to the date in the office of the Sub Registrar, Vikas Nagar, Dehradun for the last 13 years commencing from 2008 till date, no recorded encumbrances has been found in respect of the property mentioned here-in-below.

SCHEDULE OF THE PROPERTY

All that land Khata No. 00002 bearing Khasra No. 801 (Old khasra No. 554) area 0.89 acre or 0.3600 Hect., or 3600 Sq. Mtrs., situated at Mauza Naugaon, Pargana Pachwadoon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

(The above said description of the property is as per Sale Deed serial No. 9707 on dated 06.11.2019)

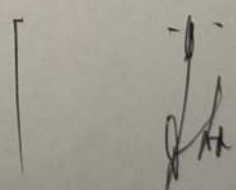
Name and Address of the Present Owner:

Smt. Seema Bansal wife of Sh. Sanjay Bansal secretary Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun, U.K.

Title Verification:

- All that Khasra 801 and other khasras situated Mauza Naugaon, Pargana Pachwadoon, Vikas Nagar, District Dehradun, Uttarakhand recorded in the name of Sh. Atar Singh son of Balku and Gulab Singh son of Budh Singh since the fasli year 1384 i.e. 1977.
- Sh. Gulab Singh son of Sh. Budh Singh executed a Sale Deed dated 31.10.2007 $\frac{1}{2}$ share i.e. area measuring 0.3600 Hect., in favour of Smt. Seema Bansal wife of Sh. Sanjay Bansal through secretary Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun and duly registered in the office of the Sub-Registrar, Vikas Nagar, Dehradun in book no. 1 Volume 633 page 71 additional file book No. 1 volume 1061 at page 687 to 702 at serial No. 9707 dated 06.11.2007.
- After the purchase of Smt. Seema Bansal wife of Sh. Sanjay Bansal through secretary Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun has been duly mutated in the revenue records.
- Subsequently, Sh. Gulab Singh son of Sh. Budh Singh is related to Scheduled Castes, for sale of land by the seller, the permission was obtained from the office of District Collector, Dehradun, under Section 157A, U.P.Z.A Act, Case No. 2 D.L.R.C dated 03.04.1991.

On the basis above mentioned documents, the title of said Smt. Seema Bansal wife of Sh. Sanjay Bansal through secretary Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun regarding the aforesaid property is clear and the chain of documents is complete.



Encumbrance:-

I have personally and carefully inspected the legible index registers as indexed upto the date in the office of the Registrar, Vikas Nagar, Dehradun on inspection on these registers as index upto the date, no encumbrance has been found in respect of the property mentioned hereinabove.

I confirm and certify that:-

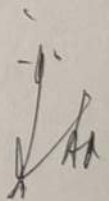
I have searched the relevant available records with regards to the immovable land/property which is intended to be mortgage in the office of the sub Registrar, Vikas Nagar, Dehradun and I further verified the marketable title of the present owner on the basis of inspection of record.
I have searched the relevant available records and on the basis of such search, the mortgaged has clear, legal marketable title of the said immovable land/property.
I further certify that the documents tendered by the borrower/mortgagor of the purpose of creation of mortgage/charge/security are genuine and original documents of title to the said immovable property.

Conclusion & Opinion

Thus on the basis of all the documents referred to hereinabove and further on the basis of information derived from inspection of the available and legible index registers as indexed up to the date, the property owned by him is free from all sorts of recorded encumbrances and the title regarding the above property is perfectly clear and marketable and in my opinion, the same may be accepted by Punjab National Bank as security by way of equitable mortgage to secure the loan, subject to the aforesaid charge of PNB, Kaulagarh, Dehradun and it will be a good security for the bank and the said property can be proceeded under the provisions of SARFAESI Act.

Encls: As above.

Your's sincerely



(Deepak Mengwal)
Advocate



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK71805155911006U
Certificate Issued Date	: 02-Mar-2022 04:43 PM
Account Reference	: NONACC (SV)/ uk1313204/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK131320448210944718451U
Purchased by	: SEEMA BANSAL
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SEEMA BANSAL
Second Party	: NA
Stamp Duty Paid By	: SEEMA BANSAL
Stamp Duty Amount(Rs.)	: 10 (Ten only)



AKSHAY PRATAP SINGH
Stamp Vendor
Court Compound, Dehradun

Please write or type below this line

2-3-2022

Sealed

AFFIDAVIT

I, the Chief Manager, Punjab National Bank, CBB, Race Course, Dehradun.
Seema Bansal wife of Sh. Sanjay Bansal secretary Uttarakhand Uthan Samiti Reg. Office 32/4, E.C.
Dehradun, U.K.

Seema
Deponent

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

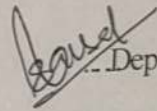
1. That the deponent's name and address as mentioned herein above is correct:-
2. That the deponent is the absolute owner and in possession of all that property more fully shown in the schedule of this affidavit hereinafter called the said land and no other person has any share right, title or interest 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.

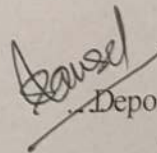
SCHEDULE OF THE PROPERTY

All that land Khata No. 00002 bearing Khasra No. 801 (Old khasra No. 554) area 0.89 acre or 0.3600 Hect., or 3600 Sq. Mtrs., situated at Mauza Naugaon, Pargana Pachwadoon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.


Deponent

VERIFICATION:

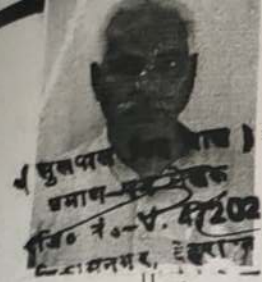
I, the above named deponents do hereby verify that the contents of the above affidavit from para No. 1 to 7 and schedule of property true of our personal knowledge and belief.
Verified on this the 02nd day of March 2022 at Dehradun.


Deponent



his affidavit is sworn before me by
Shri Salma Bansal
who is identified by Shri
at Dehradun on 2-3-2022

(PADAM SINGH)
Advocate & NOTARY, Dehradun



नकल पर देय स्टाम्प.....
असल पर देय स्टाम्प.....

विक्रय-पत्र



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मालियत विक्रय पत्र

बाजारी मूल्य जिस पर स्टाम्प दिया है

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स्टाम्प शीट की संख्या

3,60,000/-रु0

आवास विकास शुल्क

Stamp 28800/-
सहित

स्टाम्प शुल्क

28,800 /-रु0

सर्किल रेट

10,00,000 /-रु0 प्रति हैक्टयर

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मुख्य मार्ग चकराता रोड से दूरी

8 किलोमीटर से अधिक

मौजा

नौगाव

मै कि श्री गुलाब सिंह पुत्र श्री बुद्ध सिंह निवासी नौगाव पोस्ट आ0 माण्डूवाला परगना पछवाडून जिला देहरादून (जिसको कि इस विलेख मे "विक्रेता" के रूप में आगे लिखा व सम्बोधित किया गया है)

विक्रेता

एवम्

श्रीमती सीमा बंसल पत्नी श्री संजय बंसल सैकट्ररी उत्तराखण्ड उत्थान समिति 32/4/ई0सी0रोड देहरादून ।

क्रेता

के पक्ष में यह विक्रय पत्र अंकित एवं निष्पादित किया ।

विक्रीत सम्पत्ति का विवरण विक्रय विलेख के अन्त में सूची में वर्णित किया गया है।

रचियता :- सुखपाल सिंह पाल (डीडराईटर) विकासनगर दे0दून

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विक्रेता

एवम्

श्रीमती सीमा बंसल पत्नी श्री संजय बंसल सैकट्टरी उत्तराखण्ड उत्थान समिति 32/4/ई०सी०रोड देहरादून ।

क्रेता

विदित हो कि विक्रेता विक्रीत भूमि का मालिक, काबिज, स्वामी, अध्यासी, अधिकारी है तथा विक्रेता को विक्रीत भूमि को विक्रय करने के सम्पूर्ण अधिकार प्राप्त है विक्रीत भूमि हर प्रकार के भार बन्धन, न्यायालय, बैंक, सहकारी समिति अथवा अन्य किसी वित्तीय संस्था के बन्धक, ऋण, प्रतिभूति, भार आदि से मुक्त स्वच्छ अन्तरण योग्य स्वामित्व की भूमि है । विक्रेता के द्वारा ऐसा कोई कार्य- पूर्व में विक्रय अनुबन्ध बन्धक पत्र अन्य किसी व्यक्ति के पक्ष में सम्पादित नहीं किया हुआ है जिससे इस भूमि के अन्तरण में किसी प्रकार की कोई वैधानिक बाधा/ अवरोध हो ।

27/01/18

अतः एतद्वारा मुझ उपरोक्त विक्रेता ने बिना किसी के दबाब या फिर किसी के सिखलाये बहकाये वरन् अपनी इन्द्रियों की स्वच्छ व स्वस्थ दशा में निम्नलिखित विक्रीत भूमि मय हक निकासी, हवा, पानी, रोशनी व मौके पर कायम भूमि को रू० 3,60,000/- रुपये मात्र (तीन लाख साठ हजार रुपये मात्र) की एवज में इस विक्रय विलेख की सूची में वर्णित भूमि के ऊपर नामित क्रेता को पूर्ण रूप से समस्त स्वामित्व अधिकारों, सुखाधिकारों, स्वत्व हित जो भी विक्रेता को इस भूमि में प्राप्त है अथवा भविष्य में प्राप्त हो सके हैं सहित विक्रीत एवं अन्तरित कर दिया है आज की तिथि से क्रेता मुझ विक्रेता के समतुल्य इस भूमि का स्वामी अध्यासी हो गया है तथा कब्जा मौके पर मुझ विक्रेता ने अपने ही समान क्रेता को करा दिया है

अतः यह विक्रय-विलेख पूर्ण स्पष्टीकरण हेतु निम्न दर्शाता है :-

1. यह कि विक्रेता ने क्रेता से विक्रय मूल्य / प्रतिफल रू० 3,60,000/- रुपये मात्र (तीन लाख साठ हजार रुपये मात्र) पूर्व में नगद प्राप्त कर लिये हैं जिसकी प्राप्ति की अभिस्वीकृति विक्रेता उपनिबन्धक विकासनगर देहरादून के समक्ष स्वीकार करता है। अब विक्रीत भूमि की बाबत कुछ भी लेन-देन दोनों पक्षों के मध्य शेष नहीं रहा है। विक्रय मूल्य के रूप में कोई राशि शेष नहीं रह गई है।

2. यह कि विक्रेता ने क्रेता को स्थल पर जाकर विक्रीत भूमि से अपना अध्यासन हटाकर भूमि का रिक्त एवं वास्तविक अध्यासन सौंपकर अपने समतुल्य अध्यासित कर आरूढ़ कर दिया है इस प्रकार क्रेता ने भूमि का अध्यासन प्राप्त कर लिया है जिसकी स्वीकृति क्रेता अंकित करता है।

3. यह कि क्रेता का यह अधिकार होगा कि क्रेता अपनी स्वेच्छानुसार भूमि का उपयोग करे उपभोग करे निर्माण कार्य करे निवास करे परिवर्तन-परिवर्द्धन करे। इस पर विक्रेता को किसी प्रकार आपत्ति करने का कोई अधिकार नहीं होगा।

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4. यह कि विक्रय की जा रही भूमि अथवा उसका कोई अंश से यदि विक्रेता को किसी स्वामित्व दोष अथवा किसी अन्य दोष के कारण क्रेता भूमि का अध्यासन अथवा स्वामित्व से वंचित हो जाए अथवा उनके उपयोग व उपभोग में किसी प्रकार न्यूनता आ जाए तो ऐसी परिस्थिति में क्रेता को यह अधिकार होगा की इस प्रकार की होने वाली क्षति की पूर्ति विक्रेता की अन्य किसी सम्पत्ति में से कर ले । इस पर विक्रेता को आपत्ति करने का कोई अधिकार नहीं होगा ।

5. यह कि विक्रय की जा रही भूमि पर आज की तिथि से पूर्व किसी भी प्रकार का कोई कर अथवा भार के देय का दायित्व विक्रेता का होगा तथा आज की तिथि के बाद से किसी भी कर अथवा भार के देय का दायित्व क्रेता का होगा ।

6 यह कि विक्रेता - क्रेता से साथ नामान्तरण की कार्यवाही में पूर्ण सहयोग प्रदान करेगा और इस विषय में किसी लेख-विलेख शपथ-पत्र प्रपत्र आदि विक्रेता को अपने पूर्ण स्वामित्व की पुष्टि में अंकित व निष्पादित किये जाने की आवश्यकता हुई तो विक्रेता क्रेता के व्यय पर सदैव अंकित एवं निष्पादित किये जाने हेतु तैयार रहेगा ।

जय एन एल एल
Sankar

वांछित विवरण

1. यह कि इस अन्तरण के लिए पक्षकारों के मध्य कोई लिखित संविदा नहीं हुई है ।
2. यह कि विक्रीत भूमि मुख्य चकराता रोड़ से 8 किलोमीटर अधिक दूरी पर स्थित है ।
3. यह कि विक्रीत भूमि अर्शित है जिसका सर्किल रेट 10,00,000/-रूपये प्रति हेक्टेयर है जिसकी बाजारी मालियत 3,60,000/-रूपये होती है परन्तु विक्रय पत्र महिला के नाम पर सम्पादित किया जा रहा है जिसपर नियमानुसार स्टाम्प शुल्क 28,800/-रूपये अदा किया जा रहा है ।
4. यह कि इस विक्रय विलेख में जहाँ-जहाँ विक्रेता व क्रेता शब्द प्रयुक्त हुए हैं वहाँ उनका अभिप्राय उनके विधिक, प्रतिनिधि, उत्तराधिकारी स्थानापन्न, समुनुदेशिनी आदि सभी सम्मिलित से हैं तथा यह विक्रय पत्र उन पर सदैव बन्धनकारी होगा ।
5. यह कि विक्रीत भूमि सीलिंग के अन्तर्गत नहीं आती है ।
6. यह कि विक्रीत भूमि नगर पंचायत /नगर पलिका की सीमा के अन्तर्गत स्थित नहीं है ।
7. यह कि विक्रीत भूमि औद्योगिक क्षेत्र के अन्तर्गत नहीं आती है ।
8. यह कि विक्रीत भूमि में कोई पेड़ बाग आदि निर्माण नहीं है ।
9. यह कि विक्रीत भूमि ग्रामीण सीलिंग की धारा (6) 2 चाय बागान से लाभान्वित नहीं है ।
10. यह कि विक्रेता अनुसूचित जाति से सम्बन्धित है तथा विक्रेता ने विक्रीत पत्र संख्या मैमो 78 दिनांक 3.4.91 डी०एल०आर०सी० धारा 157 क के अन्तर्गत अनुमति प्राप्त की हुई है ।
11. यह कि विक्रेता व क्रेता दोनों भारतीय नागरिक हैं ।
12. यह कि क्रेता के पति के नाम 2003 से पूर्व उक्त पते पर अपनी भूमि है तथा भूमि कय करने में उत्तरांचल के किसी भी अधिनियम का कोई उल्लंघन नहीं हो रहा है ।
13. यह विक्रीत भूमि मय सर्वाधिकार सहित विक्रय की जा रही है तथा कुल रकबा 0.837 है० भूमि है जिसमें विक्रेता 1/2 भाग का मालिक है तथा विक्रेता ने खसरा नं० 801 में से 0.3600 है० भूमि विक्रय की है तथा खाता सं० 2 में 0.058 है० शेष भूमि शेष रहती है ।

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विवरण विक्रित भूमि

भूमि खसरा नं० पुराना 554 नया खसरा नं० 801 रकबा 0.89 एकड़ अर्थात् 0.3600
हैक्टेयर स्थित मौजा नौगाव परगना पछवाडून तहसील विकासनगर जिला देहरादून ।

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इस विक्रय पत्र पर हस्ताक्षर करने से पूर्व विक्रेता एवं क्रेता ने इस विक्रय पत्र में अंकित समस्त लेख स्वयं पढ़कर/पढ़वाकर, समझकर, समस्त विवरण सही पाया तत्पश्चात् इस विक्रय पर अपने अपने हस्ताक्षर किये हैं तथा साक्षीगण की शिनाख्त पर रचियता द्वारा क्रेता एवं विक्रेता के फोटो सत्यापित किये हैं ।

अतएव यह विक्रय पत्र आज दिनांक 31/10/2007 को लिख दिया गया है कि सनद रहे व समय पर काम आयें इति लिखित् स्थान तहसील विकास नगर जिला- देहरादून ।

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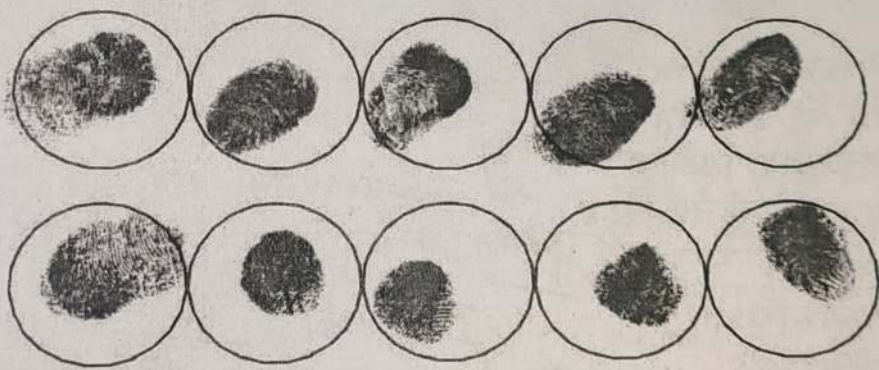
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ह0 क्रेता Bansal



(1) गवाह हस्ताक्षर Jaivendra Bhatt
Mr. G. P. Bhatt
259 Panditwari
D Durg

(2) गवाह हस्ताक्षर Sanjay Bansal
32/4, PC Road
D Durg

रचियता :- सुखपाल सिंह पाल (डीडराईटिंग) विकासनगर दे0दून
टाईपकर्ता - विमोर फोटो स्टूडियो, तहसील भेट, विकासनगर ।

गुलाम अली Bansal

~~संकेत~~
के

जी. प्रहट
जी. पी. प्रहट
पंडितवासी दे. प्र
मुखपाल सिंहपाल
D.W.

Sd. S. Seivautava
उप निबन्धक विकास
बेहरा. 11-11-07

Sd. गुलाबसिंह (C) Sd. J. Bhatt (C) Sd. S. S. Pal D.W.

Post Bond Nidam Bontly No- 328/07

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भा. 6/11/07 को सम्म
प्रति एवं सादीगण से निरु (अंगुठे)
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Sd. S. Seivautava
633 पृष्ठ 607
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6/11/2007

Sd. S. Seivautava
Sd. Anil Kumar
Sd. D. Singh
37-11-07 श्री 0 37-11-07
श्री 0 37-11-07 श्री 0 37-11-07

Sd. S. Seivautava
उप निबन्धक
विकासनगर, बेहरादुन
प्रतिलिपि
सत्यप्रतिलिपि
उप निबन्धक

6/11/07