

Property 204
Part 1

CERTIFICATE

Dated 27.12.2021

The Chief Manager,
Punjab National Bank,
MCC, Dehradun.

SUPPLEMENTARY TITLE/ VERIFICATION REPORT

REG: Opinion all that land Khata No. 00097 (Old khata No. 68) bearing Khasra No. 805Ga area 0.0570 Hect., Khasra No.841 area 0.1590 Hect., total area 0. 2160 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

Dear Sir,

This Supplementary N.E.C is being issued in continuance to the main N.E.C issued by me on dated 22.12.2020, regarding the verification of title, one account of below mentioned property. I have inspected the concerned records in the office of the Sub Registrar, Dehradun for further period from 23.12.2020 to till date.

Wherein has acquired good and absolute ownership and title over the aforesaid property and **Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Utthan Samiti** have a clear, valid and marketable title over the above said property and transferable right and title over aforesaid property.

No recorded encumbrances have been found in respect of the property mentioned hereinafter except already mortgage in P.N.B, 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 land Khata No. 00097 (Old khata No. 68) bearing Khasra No. 805Ga area 0.0570 Hect., Khasra No.841 area 0.1590 Hect., total area 0. 2160 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

Name and Address of the Owner:

Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Utthan Samiti, resident of 32/4, E.C. Road, District Dehradun.



Certification:
All that property was purchased by present owner Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Uthan Samiti area measuring 0.216 Hect., vide Sale Deed dated 10.10.2008 from Sh. Mahesh Kumar son of Late Sh. Magan Singh and which is duly registered in the office of the Sub-Registrar, Dehradun in book No. 1 Volume 633 at page 94 additional file book No. 1 volume 1156 at page 467 to 482 serial No. 4207 dated 10.10.2008.

Wherein Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Uthan Samiti has acquired good and absolute ownership and title over the aforesaid property and Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Uthan Samiti 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, Dehradun up to date and on inspection of Registrar no adverse entry has been found regarding the property under verification.

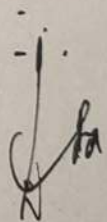
Documents required for the creation of Equitable Mortgage:

1. Other relevant documents described in the main N.E.C issued by me on dated 22.12.2020
2. Copy of Khatauni khata No. 00097.
3. Affidavit executed by Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Uthan Samiti.

Enclosed:-

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

Your's Sincerely



(Deepak Mengwal)
Advocate



BHULEKH
Uttarakhand

टल हस्ताक्षरित होने तक प्रतीक्षा करें।

खाला विवरण (अप्रमाणित प्रति)

ग्राम का नाम : नौगांव	परगना : (पड़वादन)	तहसील : विकासनगर	जनपद : देहरादून	फसली वर्ष : 1416-1421	भाग : 1	खाला संख्या : 00097	दिप्पणी
खालादार का नाम / सिता प्रति संरक्षक का नाम / निवास स्थान	भौमिक अधिकार का वर्ष	खसरा संख्या	क्षेत्रफल (हे.)	अंदेश			
श्रेणी : 1-क / भूमि जो सड़कमार्गीय अधिकार वाले भूमिधारों के अधिकार में हो							
फूलचन्द / खेमचन्द / नि. देहरादून	1384 फ.से	447ख	0.4090	अंदेश ना. तह. वि. नगर मि. न. 3035/08/15.12.2008 खाला सं 68 के ख. न. 805ग/0.0570 व 841/0.1820 कुल 0.2398 हे. में से 0.2160 है. ल. परते से विक्केला ईश्वरचन्द पुत्र स्व. खेमचन्द नि. माण्डूबाला के पूर्ण भाग से खारिज कर केला महेरा कुमार पुत्र स्व. मान सिंह नि. भागबाला तह. वि. नगर का नाम दर्ज होवे बि. 324000/-.	अंदेश तह. वि. नगर दि. 09.04.2010 के अनुसार संजय बंसल, सीमा बंसल व विमल बंसल का भाग पी. एन. दी. कौलागढ़ रोड दे. दून में बन्धक है।		
ईश्वरचन्द / खेमचन्द / नि. देहरादून	1384 फ.से	805ग	0.0570	अंदेश ना. तह. वि. नगर मि. न. 420/08/18.12.08 के खाला सं. 68 के ख. न. 805ग/0.0570, 841/0.159 कुल खन्ना 0.2160 है. ल. परते से ईश्वरचन्द पुत्र खेमचन्द नि. नौगांव(बैनागा दर बैनागा) का नाम खारिज होकर श्रीमती सीमा बंसल पत्नी संजयबंसल सचिव उत्तराखण्ड उद्योग समिति E.C. रोड देहरादून का नाम दर्ज होवे बि. 324000/-			
यू. पी. हैचरी प्रा. लि. द्वारा श्याम कुलदीप सिंह / जैराम ठाकुर / नि. देहरादून	1384 फ.से	841	0.1820	अंदेश रा. नि. झाड़ा फार्म पक-11ख/22.01.2013 के अनुसार खाला सं. 97 से मूलक फूलचन्द का नाम पृथक कर उसके स्थान पर विधु शर्मा बिजलचाण पत्नी विनोद कुमार बिजलचाण पुत्री स्व. फूलचन्द व शिवा पुत्री सरदार दत्त जोशी पुत्री स्व. फूलचन्द नि. ग्रेमनगर दे. दून का नाम बतौर वारिस दर्ज होवे। (विरासत)			
				आ. न्या. तह. वि. नगर चार सं. 5132/15-16 केबीब इण्डिया लिमिटेड बनाम यू. पी. हैचरी प्रा. लि. अन्तर्गत धारा-34 एल. आर. एक्ट मौजा नैगांव में			

Disclaimer: उक्त ऑनकई मात्र अद्योक्तनार्थ है, तहसील कम्प्यूटर केन्द्र से उद्घरण की प्रमाणित प्रति प्राप्त की जा सकती है।

Data Updated Upto: Sun Dec 26 15:47:42 IST 2021

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टल हस्ताक्षरित होने तक प्रतीक्षा करें।				खाता विवरण (अप्रमाणित प्रति)	
ग्राम का नाम : नौगांव	पराना : (पहुंचाएन)	तहसील : विकासनगर	जन्मद : देहरादून	फसली वर्ष : 1416-1421	
					<p>भाग : 1 खाता संख्या : 00097</p> <p>न्या.के.अदेश दि.19.8.16 के अनुसार भूमि खाता स.97 के ख.न.447ख/0.4090, 805ग/0.0570, 841/0.1820 कुल रकबा 0.6480है. का 1/3 भाग एवं खाता स.131 के ख.न.447क/0.4090, 450क/0.4090</p> <p>451क/3.0850है. भूमि से यू.पी.हैचरी प्रा.लि.का नाम खारिज कर वैकीज इण्डिया लि.के नाम अंकित किया जाये।(प्रावर्ती से)</p>
योग				3	0.6480

Disclaimer: उक्त ऑफ़रडे मात्र अवलोकनार्थ है, तहसील कम्प्यूटर केन्द्र से उद्घरण की प्रमाणित प्रति प्राप्त की जा सकती है।

Data Updated Upto: Sun Dec 26 15:47:42 IST 2021

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INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp



सत्यमेव जयते

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-UK62251049817529T
: 28-Dec-2021 12:30 PM
: NONACC (SV)/ uk1313204/ DEHRADUN/ UK-DH
: SUBIN-UKUK131320428930486701905T
: SMT SEEMA BANSAL
: Article 4 Affidavit
: NA
: 0
: (Zero)
: SMT SEEMA BANSAL
: NA
: SMT SEEMA BANSAL
: 10
: (Ten only)



AKSHAY PRATAP SINGH
Stamp Vendor
Court Compound, Dehradun

Please write or type below this line

28/12/2021

Kansal

AFFIDAVIT

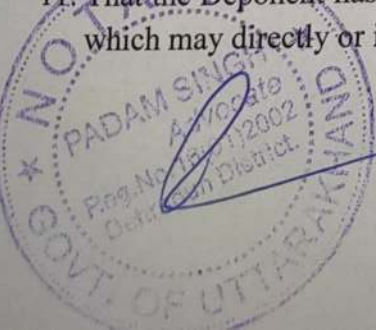
Reside the Chief Manager, Punjab National Bank, MCC, Dehradun.

Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Utthan Samiti, resident of 32/4,
E.C. Road, District Dehradun.

Bansal
.....Deponent

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

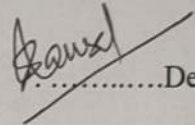
1. That the deponent's name and address as mentioned herein above is correct:-
2. That the deponent is the absolute owner and in possession of all that property more-fully shown in the schedule of this affidavit hereinafter called the said land and no other person has any share right, title or interest 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 **P.N.B, 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, ceases, 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.
11. 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.



the Deponent(s) 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.

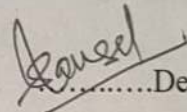
DESCRIPTION OF THE PROPERTY

All that land Khata No. 00097 (Old khata No. 68) bearing Khasra No. 805Ga area 0.0570 Hect., Khasra No.841 area 0.1590 Hect., total area 0. 2160 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

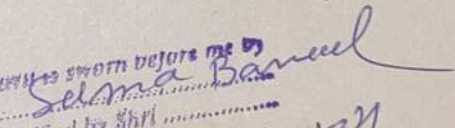
.....Deponent

VERIFICATION:

We, 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 our personal knowledge and belief.
Verified on this the 27th day of December 2021 at Dehradun.

.....Deponent



I this affidavit sworn before me by
Shri. 
who is identified by Shri
at Dehradun on 20-12-2021

(PADAM SINGH)
Advocate & NOTARY, Dehradun

Dated 22.12.2020

Chief Manager,
Punjab National Bank
10, C/O Kaulagarh, Dehradun,

Bill of balance fee and expenses regarding issue NEC all that land Khata No. 00097 (Old khata No. 68) bearing Khasra No. 805Ga area 0.0570 Hect., Khasra No.841 area 0.1590 Hect., total area 0. 2160 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand (Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Utthan Samiti, resident of 32/4, E.C. Road, District Dehradun).

Fee NEC and Legal Opinion
Other expenses, Certified Copy of sale deed
Khatuni, Affidavit, Miscellaneous expenses

₹ 2,500 /-

₹ 1,500 /-

₹ 500 /-

Total

₹ 4,500/-

(₹ Four Thousand Five Hundred Only)

Your's Sincerely

(Deepak Mengwal)
Advocate

Please credit the amount to my
PNB Account no. 0110000100274574, PNB Arhat Bazar DDN.

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

CERTIFICATE

Dated: 22.12.2020

The Chief Manager,
Punjab National Bank,
MCC, Dehradun.

SUB: Opinion and Title Investigation and Search Report in respect of all that land Khata No. 00097 (Old khata No. 68) bearing Khasra No. 805Ga area 0.0570 Hect., Khasra No.841 area 0.1590 Hect., total area 0. 2160 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

Dear Sir,

As desired I have conducted the legal investigation of the title and searched the records in the office of the Sub Registrar, Vikasnagar, 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 copy of title deed and contents thereof tally with the information as stated in the records of the Sub-Registrar of assurances as well as with certified copy of the title deeds, which was obtained by me is enclosed with this certificate.

I further certified that the photograph of previous owner and of and of intending mortgagor affixed / seen in the title deed tally with records of registration office as well 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 other appropriate authorities.

1. Sub- Registrar, Vikasnagar, Dehradun.

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

- Original Sale Deed dated 16.07.2008 executed by Sh. Ishwar Chand son of Late Sh. Khem Chand area measuring 0.216 Hect., in favour of Sh. Mahesh Kumar son of Late Sh. Magan Singh and duly registered in the office of the Sub-Registrar, Vikasnagar, Dehradun in book no. 1 Volume 633 at page 87 additional file book No. 1 volume 1137 at page 169 to 186 serial No. 3248 dated 16.07.2008.
- Original Sale Deed dated 10.10.2008 executed by Sh. Mahesh Kumar son of Late Sh. Magan Singh area measuring 0.216 Hect., in favour of Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Uthan Samiti and duly registered in the office of the Sub-Registrar, Vikasnagar, Dehradun in book No. 1 Volume 633 at page 94 additional file book No. 1 volume 1156 at page 467 to 482 serial No. 4207 dated 10.10.2008.
- Khatauni wherein the said Khata and Khasra Situated at Mauza Naugaon, Tehsil Vikasngar, District Dehradun, Uttarakhand recorded in the names of Sh. Phoolchand and others since the fasli year 1384 i.e. 1977 and subsequently, the name of Smt. Seema Bansal wife of Sh. Sanjay Bansal have been duly mutated in the revenue records.

be liable / responsible, if any loss is caused to the Bank due to negligence on my part in making the Bank has the unqualified right to publish my name for including in the caution list being maintained MAN BANKS ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY

position amongst Banks/Financial Institutions.

per your instructions and pursuant to my search conducted in the office of Sub-Registrar, Vikasnagar, form the period of 01.01.2008 to till date vide receipt attached with the report. Certified copy of the Deed is enclosed herewith and thereby undersigned came to the conclusion that No. Encumbrance has been entered in respect of the above mentioned property.

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

Foreword :-

A) Name of Lender :

B) Date of Opinion : 22.12.2020

C) Remarks : THE PROPERTY IS GOVERNED UNDER SARFAESI ACT 2002.

The present owner is executed the following documents below total area measuring area 0.2160 Hect.,

I hereby certify that **Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Utthan Samiti, resident of 32/4, E.C. Road, District Dehradun** has a clear, valid and marketable title over the above said property, subject to the aforesaid charge of **PNB, Kaulagarh, Dehradun** and chain of documents is complete and she is competent to create an equitable mortgage in favour of the Bank.

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

- Original Sale Deed dated 16.07.2008 executed by Sh. Ishwar Chand son of Late Sh. Khem Chand area measuring 0.216 Hect., in favour of Sh. Mahesh Kumar son of Late Sh. Magan Singh and duly registered in the office of the Sub-Registrar, Vikasnagar, Dehradun in book no. 1 Volume 633 at page 87 additional file book No. 1 volume 1137 at page 169 to 186 serial No. 3248 dated 16.07.2008 **with certified copy of the same.**
- Original Sale Deed dated 10.10.2008 executed by Sh. Mahesh Kumar son of Late Sh. Magan Singh area measuring 0.216 Hect., in favour of Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Utthan Samiti and duly registered in the office of the Sub-Registrar, Vikasnagar, Dehradun in book No. 1 Volume 633 at page 94 additional file book No. 1 volume 1156 at page 467 to 482 serial No. 4207 dated 10.10.2008 **with certified copy of the same.**
- Khatauni wherein the said Khata and Khasra Situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand recorded in the names of Sh. Phoolchand and others since the fasli year 1384 i.e. 1977 and subsequently, the name of Smt. Seema Bansal wife of Sh. Sanjay Bansal have been duly mutated in the revenue records.

Encl. : 1- Special Report

2- Chain of Title


3- Search receipt issued by Sub-Registrar, Vikasnagar, Dehradun

4- Search Certificate

5- Certified copy

6- Affidavit

Yours's faithfully



(Deepak Mengwal)
Advocate

SPECIAL REPORT ON TITLE

Investigation and Special Report in respect of all that land Khata No. 00097 (Old khata bearing Khasra No. 805Ga area 0.0570 Hect., Khasra No.841 area 0.1590 Hect., total area 0. 2160 Hect., situated at Mauza Naugaon, 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 Utthan Samiti, resident of 32/4, E.C. Road, District Dehradun.

Name of owner with parentage/ constitution & address.

Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Utthan Samiti, resident of 32/4, E.C. Road, District Dehradun.

Details of the plot of property to be mortgaged:
As per Title Deed
As per present Position**DESCRIPTION OF THE PROPERTY**

All that land Khata No. 00097 (Old khata No. 68) bearing Khasra No. 805Ga area 0.0570 Hect., Khasra No. 841 area 0.1590 Hect., total area 0. 2160 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

INVESTIGATION

Brief Details of the Title Deeds/document Scrutinized :-

- Original Sale Deed dated 16.07.2008 executed by Sh. Ishwar Chand son of Late Sh. Khem Chand area measuring 0.216 Hect., in favour of Sh. Mahesh Kumar son of Late Sh. Magan Singh and duly registered in the office of the Sub-Registrar, Vikasnagar, Dehradun in book no. 1 Volume 633 at page 87 additional file book No. 1 volume 1137 at page 169 to 186 serial No. 3248 dated 16.07.2008.
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- Khatauni wherein the said Khata and Khasra Situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand recorded in the names of Sh. Phoolchand and others since the fasli year 1384 i.e. 1977 and subsequently, the name of Smt. Seema Bansal wife of Sh. Sanjay Bansal have been duly mutated in the revenue records.

History of the title based on documents mentioned in clause No.

- All that Khasra and other Khasras Situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand recorded in the names of Sh. Ishwar Chand son of Sh. Khem Chand others since the fasli year 1384 i.e. 1977.
- Sh. Ishwar Chand son of Late Sh. Khem Chand area measuring 0.216 Hect., executed a Sale Deed dated 16.07.2008 in favour of Sh. Mahesh Kumar son of Late Sh. Magan Singh and duly registered in the office of the Sub-Registrar, Vikasnagar, Dehradun in book no. 1 Volume 633 at page 87 additional file book No. 1 volume 1137 at page 169 to 186 serial No. 3248 dated 16.07.2008.
- Sh. Mahesh Kumar son of Late Sh. Magan Singh area measuring 0.216 Hect., executed a Sale Deed dated 10.10.2008 in favour of Smt. Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Uthan Samiti and duly registered in the office of the Sub-Registrar, Vikasnagar, Dehradun in book No. 1 Volume 633 at page 94 additional file book No. 1 volume 1156 at page 467 to 482 serial No. 4207 dated 10.10.2008.
- After the purchase the name of Sh. Sanjay Bansal Secretary Uttarakhand Uthan Samiti has been duly

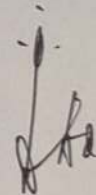
Whether the copies have been obtained from the registrar's office.	:	Yes
Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	:	Yes the document in hand is compared with the certified copy and the documents do not given raise to any doubt and suspicion.
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
Whether the registration particulars number & date and page particulars as given in the Title Deed tally with the particulars in the certified copy as obtained from the registrar's office?	:	Yes
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
Whether the contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy 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?	:	The property has been mutated in the name of the mortgagagers.
Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	:	Yes
Where 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 on creation of the mortgage of agricultural property for non agricultural purpose).	:	No, there is no legal restriction on creation of the equitable mortgage.
Where there are any restrictions regarding sale of the property to be mortgaged? In some states there are restrictions for sale of property to residents outside the State).	:	No, the property situated within the limits of MDDA, Dehradun.
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?	:	No.
Whether the property is ancestral / or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	:	No
Whether the property to be mortgaged has been acquired under Property Acquisition Act 1984?	:	No
Whether urban Land Ceiling Act is applicable in the State where the property is located?	:	No
In case of lease hold property, whether permission / NOC from the Lessor is required for creation of mortgage? Whether permission of the Lessor / NOC is obtained?	:	N.A.
What is the rate of sharing of unearned income with Lessor, in the event of the sale of the property?	:	N.A.

[Handwritten signature]

21	Whether the copy of the title deed favouring lessor (other than the mortgagor) is made available to examine the validity of the lease?		N.A.
22	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.		N.A.
23	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?	:	N.A.
24	In respect of agriculture Land, whether Land is declared surplus or under consolidation of holding?	:	No
25	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor? (Copies of revenue records are submitted to the Bank while submitting the certificate of Title Investigation).	:	The property is already Mortgage in PNB, Kaulagarh, Dehradun.
26	Whether the mortgaged property is enforceable under SARFAESI Act -2002.		Yes

Date 22.12.2020

Your's faithfully



(Deepak Mengwal)
Advocate

Search report

Chief Manager,
National Bank,
Dehradun.

that land Khata No. 00097 (Old khata No. 68) bearing Khasra No. 805Ga area 0.0570 Hect., Khasra No. 841 area 0.1590 Hect., total area 0.2160 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

Sub-Registrar Office:-

Personal Serach was carried out for the purpose of inspection conducted by me in the office of Sub-Registrar, Vikasnagar, Dehradun form the period of 01.01.2008 to till date vide receipt enclosed 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.

2. The Search report disclosed following:-

Search report disclosed that present owner purchased the property vide registered sale deed.

3. Registrar of Companies. : NA.

4. Courts : NA.

5. Other Offices : NA.

i) Office of the Co-operative Society : NA.

ii) _____ Development Authority : NA.

Any other Documents :

a) Receipt for payment of Municipal Tax etc. : NA.

The search made in ROC:- : NA.

Inspection of Court Records:- : NA.

Search made/inspectoin carried out in the following office disclosed.

Office	Date of Serach/Inspection	Information
Sub Registrar, Vikasnagar, Dehradun	15.12.2020	All the document were property registered over there.

Your's faithfully

(Deepak Mengwal)
Advocate



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

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: 21-Jun-2021 12:31 PM
: NONACC (SV)/ uk1319304/ DEHRADUN/ UK-DH
: SUBIN-UKUK131930459350825788365T
: SEEMA BANSAL
: Article 4 Affidavit
: NA
: 0
: (Zero)
: SEEMA BANSAL
: NA
: SEEMA BANSAL
: 10
: (Ten only)

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.)

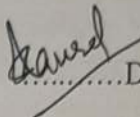


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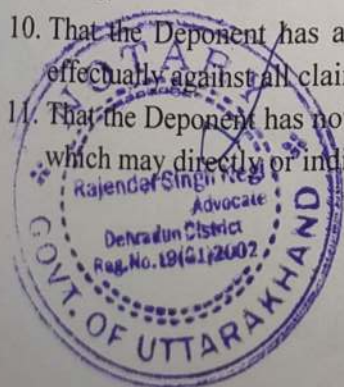
AFFIDAVIT

Chief Manager, MCC, Punjab National Bank, District Dehradun.
Seema Bansal wife of Sh. Sanjay Bansal Secretary Uttarakhand Utthan Samiti, resident of
E.C. Road, District Dehradun.


.....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, ceases, 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.
11. 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, adversel.



The Deponent assured to the Bank that he has personally verified and checked the title chain of the 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 land Khata No. 00097 (Old khata No. 68) bearing Khasra No. 805Ga area 0.0570 Hect., Khasra No.841 area 0.1590 Hect., total area 0. 2160 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

[Signature]
.....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 22nd day of December 2020 at Dehradun.

[Signature]
.....Deponent



ATTESTED
(RAJENDER SINGH NEGI)
Advocate & NOTARY
Chamber No. 92, 1st Floor
Opposite Bar Office
Collectorate Court Compound
Dehradun (Uttarakhand)

खाता विवरण (अप्रमाणित प्रति)

NOTE : डाटा उपलब्ध ना होने पर डिजिटल हस्ताक्षर

ग्राम का नाम : जौगांव	परगना : (पडुवादन)	तहसील : विकासनगर	जनपद : देहरादून	फसली वर्ष : 1416-1421	भाग : 1	खाता संख्या : 00097
फूलचन्द / खेमचन्द / नि. देहरादून ईश्वरचन्द / खेमचन्द / नि. देहरादून यू. पी. हैचरी प्रा. लि. द्वारा श्याम कुलदीप सिंह / जैराम ठाकुर / नि. देहरादून	1384 फ.से 1384 फ.से 1384 फ.से	447ख 805ग 841	0.4090 0.0570 0.1820	अदेश ना.तह.वि.नगर नि.न. 3035/08/15.12.2008 खाता सं 68 के ख.न. 805ग/0.0570 व 841/0.1820 कुल 0.2390 है. मे से 0.2160 है.त. फते से विजैला ईश्वरचन्द पुत्र स्व. खेमचन्द नि. माण्डूवाला के पूर्ण भाग से खारिज कर केला मदेश कुमार पुत्र स्व. भान सिंह नि. भानवाला तह. वि.नगर का नाम दर्ज होने है.-324000/-	अदेश ना. तह. वि.नगर नि.न. 420/08/18.12.08 के खाता सं. 68 के ख.न. 805ग/0.0570, 841/0.159 कुल रकबा 0.2160 है. त. फते से ईश्वरचन्द पुत्र खेमचन्द नि. जोगांव(बैनामा रं. बैनामा) का नाम फते से ईश्वरचन्द पुत्र खेमचन्द नि. जोगांव(बैनामा रं. बैनामा) का नाम खारिज होकर श्रीमती सीमा बंसल पत्नी संजयबंसल सचिव अनारखण्ड उत्खनन समिति E.C. रोड देहरादून का नाम दर्ज होने है.324000/	अदेश रा.नि.शांभरा फार्म पक-11ख/22.01.2013के अनुसार खाता सं. 97 से मूलक फूलचन्द का नाम प्रयुक्त कर उसके स्थान पर विपु शर्मा विजल्लाण पत्नी विनोद कुमार विजल्लाण पत्नी स्व. फूलचन्द व शिवा पत्नी सरदार दत्त जोशी पत्नी स्व. फूलचन्द नि.प्रेमनगर दे.दून का नाम बतौर वारिस दर्ज होने। (बिरासत)
3	0.6480	अ.न्या.तह.वि.नगर वाद स.5132/15-16 बैकीज इण्डिया लिमिटेड बनाम यू.पी.हैचरी प्रा.लि.अन्तर्गत धारा-34 एन.अर.एक्ट मौजा जौगांव से न्या.के अदेश दि.19.8.16 के अनुसार भूमि खाता सं.97 के ख.न.447ख/0.4090, 805ग/0.0570, 841/0.1820 कुल रकबा 0.6480 है. का 1/3 भाग एव खाता सं.131 के ख.न.447क/0.4090, 450क/0.4090	अदेश ना.तह.वि.नगर नि.न. 451क/3.0850 है. भूमि से यू.पी.हैचरी प्रा.लि.का नाम खारिज कर बैकीज इण्डिया लि.के नाम अक्रिय किया जाये।(पतावली से)	अदेश तह.वि.नगर नि. 09.04.2010 के अनुसार संजय बंसल, सीमा बंसल व निमल बंसल का भाग पी.एच.बी. कोलागढ़ रोड दे.दून में बंयुक्त है।		

am camp 23500

468

4207

विक्रय - पत्र भूमिधरी

(वांछित - विवरण)

$10000 \times 2 = 20000$
 $1000 \times 2 = 2000$
 $500 \times 3 = 1500$
23500 = 66

विक्रय मूल्य	-	3,24,000 / - रुपये
बाजारी मूल्य	-	3,24,000 / - रुपये
स्टाम्प शीट	-	07
स्टाम्प शुल्क	-	23,500 / - रुपये
सर्किल रेट	-	15,00,000 / - रु० प्रति हैक्टेयर
स्थित मौजा	-	नौगांव
चकराता रोड से दूरी	-	7 किलोमीटर से अधिक दूर
कुल रकबा	-	0.2160 हैक्टेयर
किस्म भूमि	-	असिंचित (कृषि भूमि)
विक्रेता का नाम	-	श्री महेश कुमार पुत्र स्व० श्री मगन सिंह निवासी- ग्राम भानवाला, तहसील विकासनगर, जिला देहरादून, उत्तराखण्ड।
क्रेता का नाम	-	श्रीमती सीमा बंसल पत्नी श्री संजय बंसल, सचिव, उत्तराखण्ड उत्थान समिति, 32/4, ई० सी० रोड, देहरादून, उत्तराखण्ड।

रचयिता : अक्षय कुमार, एडवोकेट, विकासनगर

[Signature]

अक्षय कुमार



विक्रय - विलेख

श्री महेश कुमार पुत्र स्व० श्री मगन सिंह निवासी- ग्राम भानवाला, तहसील विकासनगर, जिला देहरादून, उत्तराखण्ड। जिसको कि इस विक्रय पत्र में "विक्रेता" के रूप में आगे सम्बोधित किया गया है।

.....विक्रेता

एवम्

श्रीमती सीमा बंसल पत्नी श्री संजय बंसल, सचिव, उत्तराखण्ड उत्थान समिति, 32/4, ई० सी० रोड, देहरादून, उत्तराखण्ड। (जिसको कि इस विक्रय पत्र में "क्रेता" के रूप में आगे सम्बोधित किया गया है।)

.....क्रेता

यह कि, मैं विक्रेता अन्त में वर्णित भूमि का मालिक, स्वामी, काबिज, व अध्यासी हूँ और मुझे अन्त में वर्णित भूमि को विक्रय करने का पूर्ण 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।

यह कि विक्रेता ने वर्णित भूमि को इसके पूर्व स्वामी श्री ईश्वर चन्द पुत्र श्री खेम चन्द निवासी- ग्राम नौगांव, पो० माण्डूवाला, तहसील विकासनगर, जिला देहरादून, से दिनांक 16-7-08 को द्वारा विक्रय पत्र क्रय की हुई है जिसका पंजीयन उप निबन्धक कार्यालय विकासनगर के यहां बही नं०- 1 जिल्द 633 पृष्ठ 87 ए.डी.फा.बुक. नं०-1 जिल्द 1137 पृष्ठ 169/186 में नं०- 3248 पर दिनांक 16-7-08 को विधिवत दर्ज व अंकित है।

Samuel

क्रमशः 2 पर

2

महेश कुमार

-2-

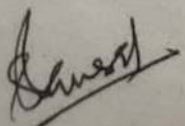
अतः एतद्वारा मुझ उपरोक्त विक्रेता ने रू. 3,24,000/-रूपये (तीन लाख चौबीस हजार रुपये) की एवज में इस विक्रय विलेख की सूची में वर्णित भूमि ऊपर नामित क्रेता को पूर्ण रूप से समस्त स्वामित्व अधिकारों, सुखाधिकारों, स्वत्व हित जो भी विक्रेता को इस भूमि में प्राप्त हैं अथवा भविष्य में प्राप्तव्य हैं, सहित विक्रीत एवं अन्तरित कर दिया है। आज की तिथि से क्रेता, मुझ विक्रेता के समतुल्य इस भूमि की स्वामी, अध्यासी हो गयी हैं।

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

- 1 :- यह कि, विक्रेता ने क्रेता से विक्रय मूल्य/प्रतिफल राशि रू. 3,24,000/-रूपये (तीन लाख चौबीस हजार रुपये) में से मु0- 3,00,000/-रूपये चैक सं0- 374987 शाखा पी0 एन0 बी0 कौलागढ़ रोड़, देहरादून दिनांक 10.10.08 के द्वारा व शेष नगद प्राप्त कर लिये हैं। जिसकी प्राप्ति की अभिस्वीकृति विक्रेता उपनिबन्ध 1क विकासनगर, देहरादून के समक्ष स्वीकार करता हैं। 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 आरुढ़ करा दिया है, इस प्रकार क्रेता ने भूमि का अध्यासन प्राप्त कर लिया है।
- 3 :- यह कि, इस विक्रय विलेख में जहाँ - जहाँ विक्रेता व क्रेता शब्द प्रयुक्त हुए हैं, वहाँ उनका अभिप्राय उनके विधिक प्रतिनिधि, उत्तराधिकारी, स्थानापन्न, समनुदेशिती आदि सभी सम्मिलित है तथा यह विक्रय पत्र उन पर सदैव बन्धनकारी होगा।

Sansel

- 4 :- यह कि, क्रेता को यह अधिकार होगा कि क्रेता अपनी स्वेच्छानुसार भूमि का उपयोग करे, उपभोग करे, निर्माण कार्य करे, निवास करे, कृषि करें, परिवर्तन - परिवर्द्धन करे। इस पर विक्रेता को किसी प्रकार आपत्ति करने का कोई अधिकार नहीं होगा। क्रेता को इस भूमि के अन्तरण/विक्रय आदि के पूर्ण स्वामित्व अधिकार प्राप्त होंगे।
- 5 :- यह कि, विक्रय की जा रही भूमि अथवा उसका कोई अंश, यदि विक्रेता के किसी स्वामित्व दोष अथवा किसी अन्य दोष के कारण, क्रेता भूमि के अध्यासन अथवा स्वामित्व से वंचित हो जाएं अथवा उसके उपयोग व उपभोग में किसी प्रकार न्यूनता आ जाएं तो ऐसी परिस्थिति में क्रेता को यह अधिकार होगा कि इस प्रकार 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।
- 6 :- 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।
- 7 :- यह कि, विक्रेता, क्रेता के साथ नामान्तरण, दाखिल - खारिज की कार्यवाही में पूर्ण सहयोग प्रदान करेगा और इस विषय में किसी लेख, विलेख, शपथपत्र, प्रपत्र आदि, क्रेता 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।



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वांछित विवरण

- 1 :- यह कि, इस अन्तरण के लिए पक्षकारों के मध्य कोई लिखित संविदा सम्पादित नहीं हुई है।
- 2 :- यह कि, विक्रीत भूमि चकराता रोड से 7 किलो मीटर दूर तथा पी. डब्ल्यू. डी. मार्ग से 500 मीटर से अधिक दूर तथा ग्रामीण क्षेत्र में स्थित है।
- 3 :- यह कि, विक्रीत भूमि असिंचित कृषि भूमि है जिसका सर्किल रेट मु०- 15,00,000/- रुपये प्रति हैक्टेयर की दर से विक्रीत भूमि का बाजारी मूल्यांकन रु० 3,24,000/- निर्धारित होता है। क्रेता महिला होने के कारण जिस पर नियमानुसार स्टाम्प शुल्क रुपये 23,500/- का अदा किया जा रहा है।
- 4 :- यह कि, विक्रीत भूमि में कोई पेड़, बाग, निर्माण आदि नहीं है।
- 5 :- यह कि विक्रीत भूमि टाउन एरिया व नगर पंचायत के अन्तर्गत स्थित नहीं है।
- 6 :- यह कि विक्रीत भूमि औद्योगिक क्षेत्र/सिलिंग के अन्तर्गत नहीं आती है।

Signed

क्रमशः 5 पर

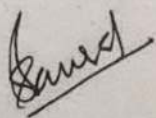
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महेश कुमार

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- 7 :- यह कि विक्रीत खसरा नं० चाय बागान का नहीं है तथा धारा 166, 167 ज० वि० अधि० व गोल्डन फॉरेस्ट वाद - विवाद आदि से पूर्णतया मुक्त है।
- 8 :- यह कि विक्रेता व क्रेता अनुसूचित जाति/जनजाति से सम्बन्धित नहीं है।
- 9 :- यह कि क्रेता के नाम मौजा- नौगांव, में अपनी कृषि भूमि है जो कि दिनांक 12.09.2003 से पूर्व में अर्जित की हुई है तथा वर्तमान में भी क्रेता के स्वामित्व में है। इस कारण क्रेता द्वारा उपरोक्त भूमि क्रय करने में उत्तरांचल राज्य (उ० प्र०) जमींदारी विनाश अधिनियम (1950) (अनुकूलन व उपान्तरण आदेश 2001), संशोधित अधिनियम सं०- 29/2003 तथा 10 मई 2007 संशोधित अध्यादेश के अन्तर्गत पूर्ण रूप से सक्षम है तथा उपरोक्त प्राविधान का उल्लंघन नहीं है।
- 10 :- यह कि विक्रेता व क्रेता की फोटो गवाहों की शिनाख्त पर सत्यापित की गयी है।
- 11 :- यह कि विक्रीत सम्पत्ति मय सर्वाधिकार व सुखाधिकार सहित विक्रय की जा रही है।

क्रमशः 6 पर



मोदेश मुह

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विवरण विक्रीत भूमि

भूमि खाता संख्या- 68 में, (फसली वर्ष 1410 से 1415 के अनुसार) भूमि ख0 नं0- 805 ग रकबा 0.0570 है0, व ख0 नं0- 841 रकबा 0.1590 है0, कुल रकबा 0.2160 है0 स्थित मौजा- नौगांव, तहसील विकासनगर, जिला देहरादूनर।

क्रमशः 7 पर

Sansel

महेश कुमार

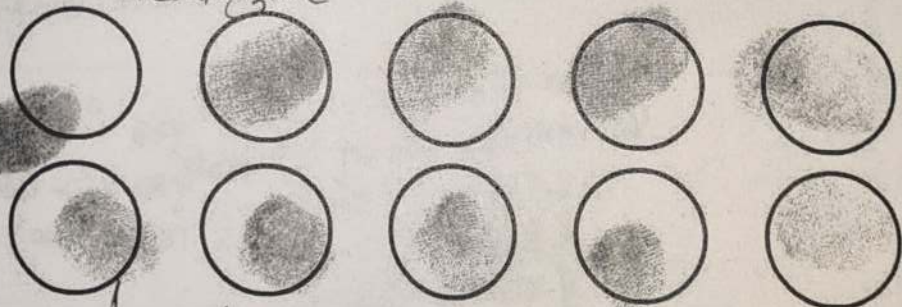
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अतः यह विक्रय पत्र आज दिनांक 10-10-2008 को स्थान विकासनगर में अंकित कर दिया गया है ताकि सनद रहे वक्त जरूरत काम आवे।



हो विक्रेता महेश कुमार



हो क्रेता अमर

साक्षी :- 1 राज कुमार

साक्षी :- 2 अमर

राज कुमार हो बालू सिंह
नि० 21/3 व फोहर कूड़ावाला
देहरा दुन

राजेश सिंह
नि० 21/3 व फोहर

(रचयिता : अक्षय कुमार, फोहर केट, विकासनगर)
कम्प्यूटर चित्र : जे० के० कम्प्यूटेशन, तहसील विकासनगर !

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हजान श्री राजकुमार
पुत्र श्री कावे सिंह
निवासी माण्डूपा
श्री शक्ति सिंह
पुत्र श्री वीर सिंह
निवासी फरनपुर देहू
ने की।

Sd. S. Srivastava
उप निबन्धक विकास
देहरादून। 10/10/08

Sd. S. Bansal (C) Sd. नरेश कुमार (C) Sd. राजकुमार (C)

Sd. R. Singh (C)



Sd. S. Srivastava

हजा न. 633 96
प.डी. का क्रम 1156
नं 4207
रजिस्ट्री की गई। 10/10/2008

Sd. S. Srivastava
उप निबन्धक
विकास, देहरादून

वतिलिपि की सत्यप्रतिपि की
बचाना की उप दिग्दर्शक