

To,

The Branch Manager,

Bank of Baroda, Kotdwar, Garhwal.

VALUATION REPORT (IN RESPECT OF BUILDING & LAND):- Existing Ground Floor & First Floor (Semi finished) residential building & Land situated on part of present khatoni No.- 27, Khet No. - 52Kha, 52 Ga, 53 Ka, 53 Cha, 79 Ka, 81, 72ka/120, 72Kha/120 & 72 ga/120 at Vill -Dhruvpur, Patti - Sukharo, Tahsil- Kotdwar, Distt.- Pauri Garhwal belonging to Smt. Sarojani Devi w/o Sh. Rajendra Singh & Smt. Deveshwari Devi w/o Sh. Virendra Singh both r/o Vill -Dhruvpur, Patti - Sukharo, Tahsil- Kotdwar, Distt.- Pauri Garhwal.

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I- GENERAL	
1.	Purpose for which the valuation is made
2.	a) Date of Inspection : 22/10/2010 b) Date of making valuation : 24/10/2020
3.	List of documents produced for perusal : 1)- Sale Deed no.- 3638, dated- 05/11/2014 having area = 160.00 Sqmt. belonging Smt. Sarojani Devi w/o Sh. Rajendra Singh & Smt. Deveshwari Devi w/o Sh. Virendra Singh. 2) - Land use conversion order no.1036/16-17,dated.- 06/10/2017 for 0.008 Hect =80 Sqmt. land belonging to Smt. Sarojani Devi w/o Sh. Rajendra Singh.
4.	Name of the owner(s) and his/their address (es) with phone no. (details of share of each owner in case of joint ownership) : Smt. Sarojani Devi w/o Sh. Rajendra Singh & Smt. Deveshwari Devi w/o Sh. Virendra Singh both r/o Vill -Dhruvpur, Patti - Sukharo, Tahsil- Kotdwar, Distt.- Pauri Garhwal. The property is in joint ownership and each share is equal.
5.	Brief description of the property : Existing two storey residential building & Land situated near by Arya Samaj Mandir at Vill - Dhruvpur, Patti - Sukharo, Tahsil- Kotdwar, Distt.- Pauri Garhwal. Ground floor is fully completed & first floor of the building is semi finished, Internally finished but externally unfinished.

D: Chamoli Asso./BOB/Smt. Sarojni Devi

ER A K CHAMOLI
CHARTERED ENGINEER, PLANNER
GOVT APPROVED VALUER
OF BANK OF INDIA BUILDING
NAJIBABAD ROAD KOTDWARA

Chamoli Associates

Engineers | Planners | Valuers | Consultant

First Floor, Bank of India Building, Near Maheshwari Petrol Pump | Najibabad Road | Kotdwar Garhwal

Mobile : +91 9837 22 9666

6.	Location of Property		
a)	Plot No. / Survey No.	:	Khatoni no - 27, Khet No. - 52Kha, 52 Ga, 53 Ka, 53 Cha, 79 Ka, 81, 72ka/120, 72Kha/120 & 72 ga/120
b)	Door No.	:	Near by Arya Samaj Mandir
c)	T.S No. / Village	:	Vill - Dhruvpur, Patti - Sukharo
d)	Ward / Taluka	:	Ward No.- 19, Tahsil - Kotdwar
e)	Mandal / District	:	Distt. - Pauri Garhwal
f)	Latitude, Longitude and Coordinates of the site	:	29°45'35.2"N 78°30'05.3"E 29.759776, 78.501464
7.	Postal address of the property		: As above
8.	City/ Town		: Kotdwar Garhwal
	Residential Area		: Residential area
	Commercial Area		: NA
	Industrial Area		: NA
9.	Classification of the area		
i)	High / Middle / Poor	:	Middle Class
ii)	Urban/ Semi Urban/ Rural	:	Urban Area
10.	Coming under Corporation limit/ Village Panchayat/ Municipality		Under Nagar Nigam Kotdwar
11.	In case it is an agricultural land, any conversion to house site plots is contemplated		: Only 0.08 Hect. land is convened into non-Agricultural land out of 0.16 Hect.
13.	Boundaries of the plot as per Sale Deed No.- 3638, dated- 05/11/2014 having area =		
(a)	160.00 Sqmt. belonging Smt. Sarojani Devi w/o Sh. Rajendra Singh & Smt. Deveshwari Devi w/o Sh. Virendra Singh.		
	East	:	Property of vendor Sh. Ram Singh
	West	:	C.C Road
	North	:	Property of Sh. Sarop Singh
	South	:	10'-0" wd road
13.	Present Boundaries of the plot as per Site		
(b)	East	:	Property of Sh. Saroop Singh
	West	:	House of Kusum Devi & 14'-0" wd road
	North	:	Property of Sh. Saroop Singh
	South	:	10'-0" wd road
14	Dimension of the site	:	(a) As per Sale deed
	East		(b) As per Site Land
	West		The land is irregular in shape, hence dimensions cannot mentioned
	North		
	South		
	Extent of the site		= 160.00 Sqmt. = 1721.00 Sqft.

	Extent of the site considered for valuation (least a & b)	= 160.00 Sqmt. = 1721.00 Sqft.
15.	Whether occupied by the owner / tenant? if occupied by tenant since how long? Rent received per month.	: By owners for their own residential use only

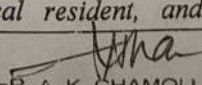
II. CHARACTERISTICS OF THE SITE

1.	Classification of locality	: Residential
2.	Development of surrounding areas	: Developing
3.	Possibility of frequent flooding	: No
4.	Feasibility to the Civic amenities like School Hospital, Bus Stop, Market etc.	: Within 2.75 Km. radius
5.	Level of land with topographical conditions.	: Level
6.	Shape of land	: Irregular
7.	Type of use to which it can be put.	: Residential
8.	A usage restriction.	: No.
9.	Is plot in Town Planning approved layout?	: No
10.	Corner plot or intermittent plot?	: Corner plot facing South & West
11.	Road facilities	: Available - 14'-0" wd passage
12.	Width of road- Is it below 20 ft. or more than 20 ft.	: Less than 20'-0"
13.	Is it a Land locked plot?	: No
14.	Water Potentiality	: Good
15.	Underground sewerage system	: No
16.	Power supply is available in the site	: Available
17.	Advantages of the site	: Good Marketability

Part - A: - VALUATION OF LAND -

1.	Net extent of the plot under Valuation	: = 160.00 Sqmt. = 1721.00 Sqft.
2.	Guideline rate obtained from the Registrar's Office	: Rs. 5000/- Sqmt. as per Govt. Circle Rate List dated 13/01/2020 Page no.-16, S.no.-5(Da-1)
3.	Guideline Value of the plot as per Govt. circle rate	: 160.00 x 5000/- = Rs. 8,00,000.00
4.	Prevailing market rate	: As per location & condition of the land, the market rate of the land is found high comparing to Circle rate. Although we have not any exact data or any information for present prevailing market rate of the Land, on the day of site inspection & survey of site, discussing with local resident, and local

D: Chamoli Asso./BOB/Smt. Sarojni Devi


 R. A. K. CHAMOLI
 REGISTERED ENGINEER, PLANNER

c)	Roofing including weather proof course.	GF - R.B.C. roof slab, FF - R.C.C. roof slab
x)	Drainage	Connected by own septic tank & soak pit
2.	Compound wall	
	Height	N.A
	Length	N.A
	Type of construction	N.A
3.	Electrical Installation	
	Type of wiring	PVC Concealed wiring
	Class of fittings	Normal
4.	Plumbing Installation	Normal

VALUATION OF HOUSE

S. No.	Particulars of Item	Plinth Area	Age of Building	Estimated replacement rate of construction	Replacement cost (Rs.)	Deprecation, Taking total life 65 yrs & salvage value 10%	Net value after depreciation (Rs.)
1	Ground Floor	472.00 Sqft	36	Rs. 1250/- Sqft.	Rs. 5,90,000.00	Rs. 2,94,092.00	Rs. 2,95,908.00
2	F.F Semi finished	213.00 Sqft	semi finished	Rs. 1000/- Sqft.	Rs. 2,13,000.00	Nil	Rs. 2,13,000.00
3	Open Shed at G.F	278.00 Sqft	New	Rs. 175/- Sqft.	Rs. 48,650.00	Nil	Rs. 48,650.00
4	Outer Toilet	31.00 Sqft	New	Rs. 1100/- Sqft.	Rs. 34,100.00	Nil	Rs. 34,100.00
						Total	Rs. 5,91,658.00

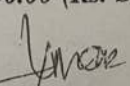
Part - D- Total Abstract of the entire property

Part - A	Land (market Value)	Rs. 12,04,700.00
Part - B	Building/ House	Rs. 5,91,658.00
	Total Market Value of the Property	Rs. 17,96,358.00
	Say	Rs. 17,96,000.00

CERTIFICATE:- It is here by certified that in my opinion:-

1. The Fair market value of the property by adopting current market rate of the land with the existing condition & specification is Rs. 17,96,000.00 (Rs. Seventeen lakh, ninety six thousand only).
2. The Value of the Property as per Govt. Circle Rate is Rs. 17,28,000.00 (Rs. Seventeen lakh, twenty eight thousand only).

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R. A. K. CHAMOLI
 CHARTERED ENGINEER, PLANNER
 GOVT APPROVED VALUER
 F - OF BANK OF INDIA BUILDING
 NAJBABAD ROAD KOTDIWARA

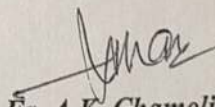
3. The Distressed/ Forced Sale value of the property is estimated to be about 25% less than the present market value which is approx Rs. 13,50,000.00 (Rs Thirteen lakh, fifty thousands).
4. The Realizable value of property of the property is estimated to be about 15% less than the present market value which is approx Rs. 15,25,000.00 (Rs Fifteen lakh, twenty five thousands).
5. If this property is offered as collateral security, the Bank is requested to verify the extent shown in this valuation report with respect to the latest legal opinion.
6. Value of property varies with the purpose and date. This report is not to be referred if the purpose is different.
7. The legal aspects were not considered in this valuation report.
The property was inspected on date 22/10/2020 by our staff Er. Avadhesh Chamoli in presence owner of the property

DECLARATION: I, hereby, declare that:

- The information furnished above is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the property being valued.
- My registration with State Chief Commissioner of Income Tax is valid as on date.
- I have not been convicted of any offence and sentences to a term of imprisonment.
- I have not been guilty of misconduct in any professional capacity.
- I declare that I have valued the right property.

Place - Kotdwar

Date - 24/10/2020


Er. A.K. Chamoli

MIE.(India) Civil

Govt. Approved Valuer

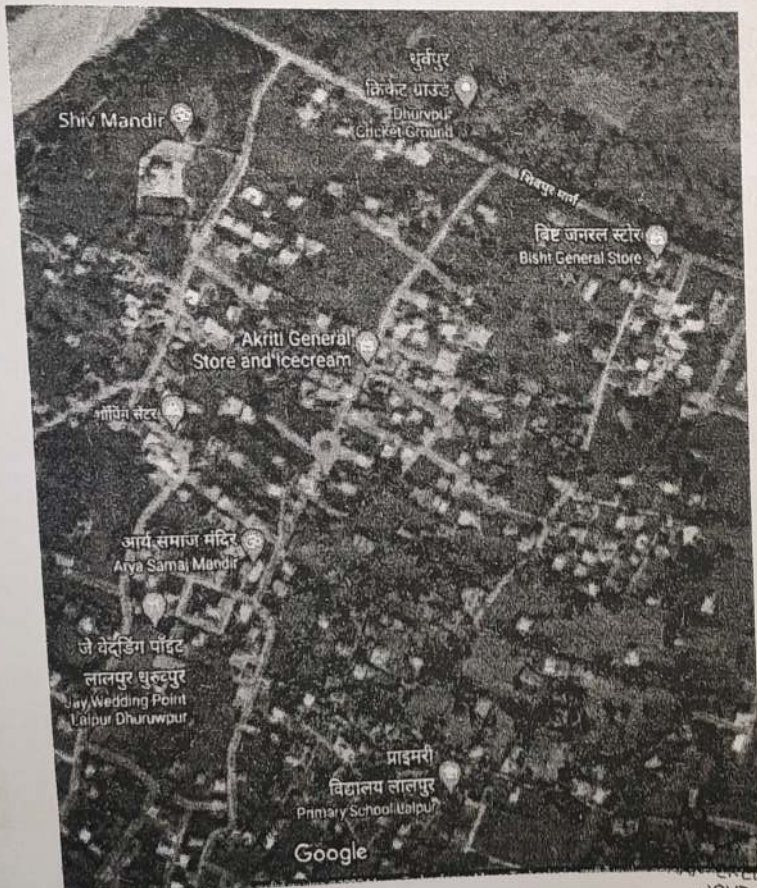
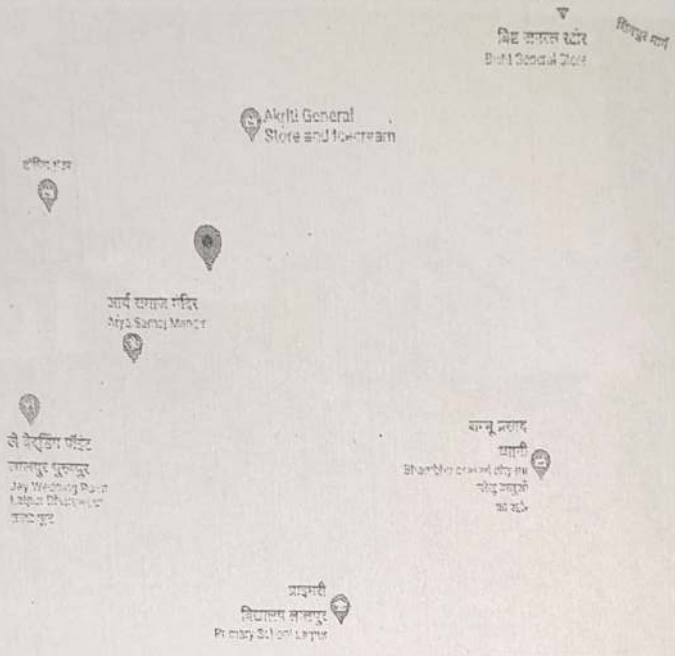
& Chartered Engineer

ER A K CHAMOLI
HARTERED ENGINEER, PLANNER
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NAJIBABAD ROAD KOTDWARA

13- Enclosures -

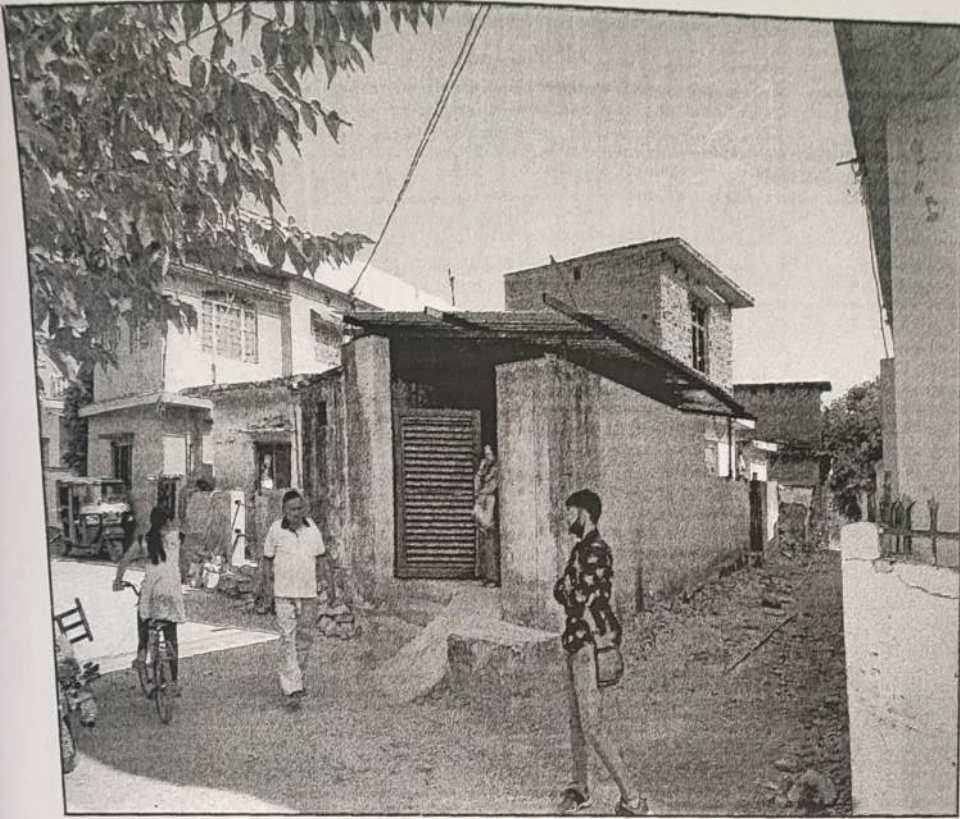
- 1) Photographs of the Property
- 2) Location plan of the Property
- 3) Google Plan of the Locality

GOOGLE MAP OF PROPERTY OF
SMT. SAROJANI DEVI W/O SH. RAJENDRA SINGH
SITUATED AT VILL-DHRUPUR, PATTI - SUKHARO
TAHSIL- KOTDWAR, DISTT. - PAURI GARHWAL



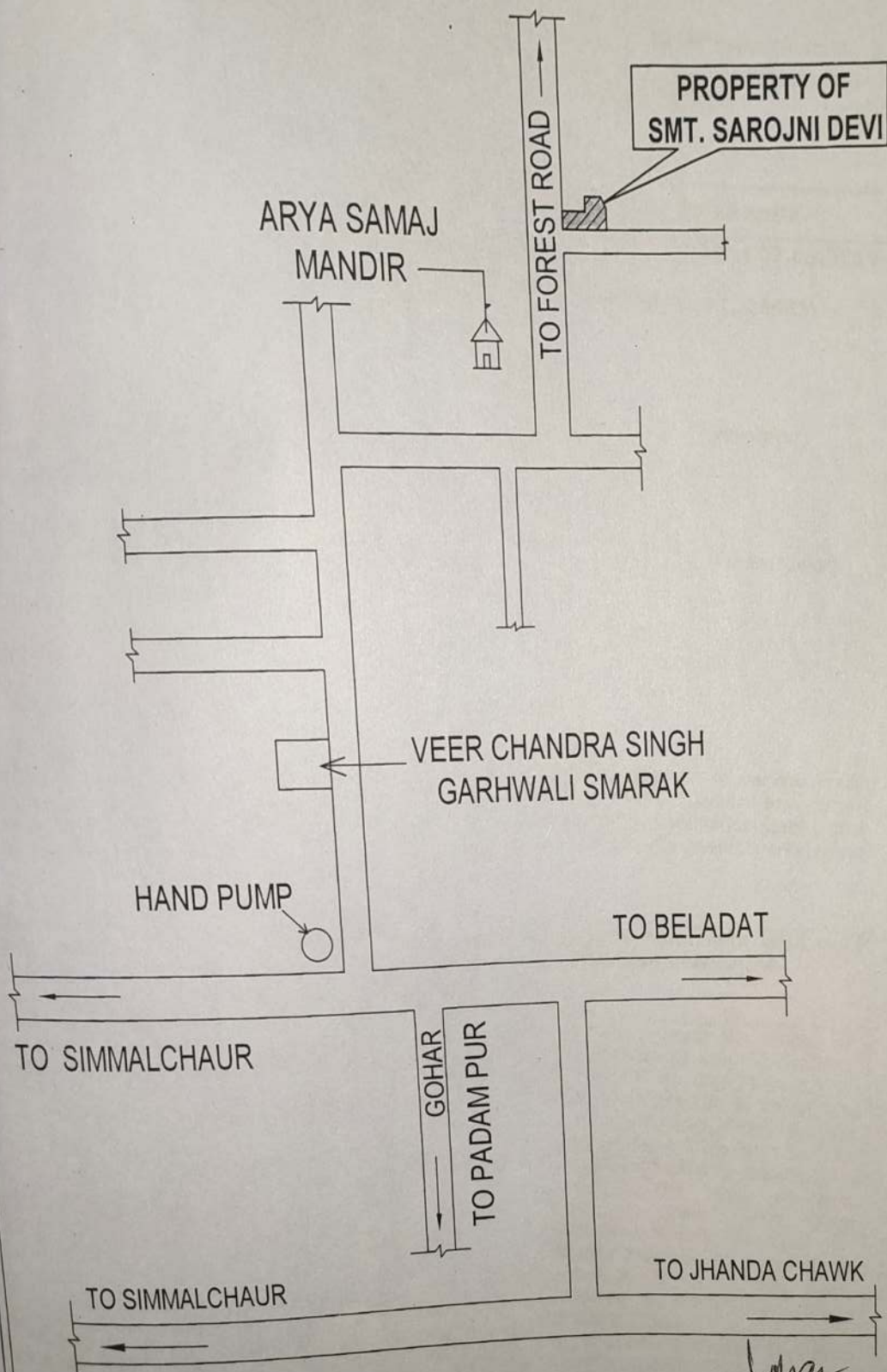
Handwritten signature
 CHAMOLI
 REGISTERED ENGINEER, PLANNER
 GOVT APPROVED VALUER
 OF BANK OF INDIA BUILDING
 NAJIBABAD ROAD KOTDWARA

PHOTOGRAPHS OF PROPERTY OF
SMT. SAROJANI DEVI W/O SH. RAJENDRA SINGH
SITUATED AT VILL-DHRUPUR, PATTI - SUKHARO
TAHSIL- KOTDWAR, DISTT. - PAURI GARHWAL



[Signature]
ER A K CHAMOLI
HARTERED ENGINEER, PLANNER
GOVT APPROVED VALUER
OF BANK OF INDIA BUILDING
NAJIBABAD ROAD KOTDWARA

LOCATION PLAN OF PROPERTY OF
SMT. SAROJNI DEVI W/O SH. RAJENDRA SINGH
SITUATED AT VILL. - DHRUVPUR, PATTI - SUKHARO,
KOTDWAR GARHWAL



LOCATION PLAN
(N.T.S)

[Signature]
 S. R. A. K. CHAMOLI
 CHARTERED ENGINEER, PLANNER
 GOVT. APPROVED VALUER
 IF BANK OF INDIA BUILDING
 JAISABAD ROAD KOTDWARA



उत्तरांचल UTTARANCHAL

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विक्रय पत्र आवासीय भूमि-भवन

- 1- विक्रय पत्र कीमती - 4,00,000/-रुपये
- 2- विक्रय-पत्र मालियती - 8,98,000/-रुपये
- 3- विक्रीत सम्पत्ति का सर्किल रेट वास्तु भूमि - 1100/-रुपये प्रति वर्ग मीटर
- 4- विक्रीत भूमि में स्थित आवासीय भवन (साधारण श्रेणी) का सर्किल रेट - 9800/-रुपये प्रति वर्ग मीटर
- 6- विक्रय पत्र पर अदा किया गया स्टाम्प - 34,000/- रुपये
- 8- सड़क से दूरी - 150 मीटर के अन्तर्गत तथा विक्रीत भूमि 5 मीटर या 12 मीटर से कम चौड़े मार्ग पर स्थित है।
- 9- विक्रीत भूमि का क्षेत्रफल - 160 वर्गमीटर याने 0.015 है० याने पाँच बिस्वा
- 10- विक्रीत भवन का आच्छादित क्षेत्रफल - 949 वर्गफुट याने 88.19 वर्गमीटर
- 11- सम्पत्ति का प्रकार - निम्नित श्रेणी-1क, खाता सं० 27, खेत सं०-52ख, 52ग, 53क, 53च, 79क, 81, 72क/120, 72ख/120, 72ग/120 मध्ये
- 12- विक्रीत भूमि का स्थान - ग्राम-धुवपुर, पदटी सुखरौ, परगना भावर तहसील-कोटद्वार, जिला-पौड़ी गढ़वाल।

भवन का प्रकार
निर्माण वर्ष

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- 13- विक्रेता का नाम व पूर्ण पता- श्री राम सिंह पुत्र स्व० जीत सिंह, निवासी ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार, जिला पौड़ी गढ़वाल, उत्तराखण्ड।
पहचान एवं आयकर के लिए- मतदाता पहचान पत्र संख्या- LKJ0457523
- 14- क्रेतागण का नाम व पूर्ण पता- श्रीमती सरोजनी देवी पत्नी श्री राजेन्द्र सिंह एवं श्रीमती देवेश्वरी देवी पत्नी श्री वीरेन्द्र सिंह, निवासीगण ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार, तहसील कोटद्वार, जिला पौड़ी गढ़वाल।
पहचान के रूप में- सरोजनी देवी का मतदाता पहचान पत्र सं०- LKJ11233923
देवेश्वरी देवी का मतदाता पहचान पत्र सं०- LKJ7707565
- 15- विक्रेता एवं क्रेतागण दोनों अनुसूचित जाति के व्यक्ति हैं।
- 16- विक्रीत सम्पत्ति नगरपालिका सीमान्तर्गत नहीं है तथा औद्योगिक क्षेत्र में स्थित नहीं है।
- 17- विक्रीत सम्पत्ति का आज से पूर्व कोई वयनागा, बन्धकपत्र, दानपत्र, आदि निष्पादित नहीं हुआ है।
- 18- विक्रीत सम्पत्ति प्रत्येक प्रकार के भार, बन्धक, कुर्की, जमानत, विवाद से मुक्त है तथा बाजार में विक्रीत होने योग्य स्पष्ट स्वागित्व की है। एवं सीलिंग विवाद से मुक्त है।

क्रमशः 3.....

देवेश्वरी

राम सिंह

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



खण्ड UTTARAKHAND

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- 19- विक्रेता को कथित सम्पत्ति विक्रीत करने का पूर्ण अधिकार प्राप्त है तथा कथित सम्पत्ति किसी भी विभाग, कार्यालय, न्यायालय में विवादित नहीं है।
- 21- विक्रीत भूमि की चौहद्दी -
- | | | |
|------------|---|------------------------|
| पूरब में | - | स्वयं विक्रेता की भूमि |
| पश्चिम में | - | सी0सी0 मार्ग |
| उत्तर में | - | श्री सरोप सिंह की भूमि |
| दक्षिण में | - | 10 फुट चौड़ा रास्ता |
- 22- विक्रय सम्पत्ति शैक्षणिक संस्थान/धार्मिक संस्था/ट्रस्ट की सम्पत्ति नहीं है।
- 21- विक्रय सम्पत्ति कस्टोडियन (शत्रु) सम्पत्ति नहीं है।
- 22- विक्रीत सम्पत्ति विक्रेता की पैत्रिक सम्पत्ति है।
- 23- विक्रेता व क्रेता भारतीय मूल नागरिक है एवं भारतीय मूल के विदेशी नागरिक नहीं है।
- 24- क्रेता उत्तराखण्ड का खातेदार एवं अचल सम्पत्ति का स्वामी नहीं है। क्रेता द्वारा भू-अधिनियम 29/2003 संशोधित अधिनियम 2007 की धारा- 154 (4) (1) (क) के अधीन भूमि को आवासीय परियोजन हेतु भूमि क्रय की जा रही है। क्रेता एवं उसके परिवार द्वारा इससे पूर्व उत्तराखण्ड में कोई सम्पत्ति क्रय नहीं की गयी है। भू-अधिनियम 2003 संशोधित अधिनियम 2007 का पूर्णतः पालन किया गया है।
- 25- क्रेता एवं विक्रेतागण द्वारा आयकर फार्म-60 भरकर दाखिल किया गया है।

क्रमशः...4.....

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

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मैं कि राम सिंह आयु वर्ष पुत्र स्व० जीत सिंह, निवासी ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार, जिला पौड़ी गढ़वाल, उत्तराखण्ड अपने स्वस्थचित्त स्थिर बुद्धि की अवस्था में बिना किसी बाहरी दबाव के अपनी स्वेच्छा से यह विक्रय पत्र आप श्रीमती सरोजनी देवी पत्नी श्री राजेन्द्र सिंह एवं श्रीमती देवेश्वरी देवी पत्नी श्री वीरेन्द्र सिंह, निवासी गण ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार, जिला पौड़ी गढ़वाल के हक में इस भूजबून द्वारा इस प्रकार लिखकर देता हूँ कि मैंने अपने खुद कब्जे एवं हक हिस्से की सम्पत्ति ग्राम-धुवपुर, पट्टी सुखरौ, तहसील-कोटद्वार, जिला-पौड़ी गढ़वाल, उत्तराखण्ड के खाता सं० 27, खेत सं०-52ख, 52ग, 53क, 53च, 79क, 81, 72क/120, 72ख/120, 72ग/120 गध्ये 160 वर्गमीटर याने 0.016 है० याने पॉच विश्वा भूमि एवं उस पर स्थित 949 वर्गफुट याने 88.19 वर्गमीटर का साधारण श्रेणी का आवासीय भवन आप क्रेतागण को मुबलिया 4,00,000/-रुपये में विक्रय कर दिया है विक्रीत भूमि की चुकता कीमत पूर्व ही नकद धर पर प्राप्त हो चुका हूँ। अब पागा कुछ शेष नहीं है। विक्रीत भूमि व उस पर स्थित आवासीय भवन का सर्किल रेट के अनुसार मूल्यांकन इस प्रकार है भूमि का मूल्यांकन 1,86,000/-रुपये है व उक्त विक्रीत भूमि पर बना भवन का कुल आच्छादित क्षेत्रफल 949 वर्गफुट याने 88.19 वर्गमीटर है जिसका मूल्यांकन 8,37,000/-रुपये है। चूंकि भवन 20 क्रमशः 5.....

राम सिंह
सरोजनी देवी

देवेश्वरी

राम सिंह

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

उत्तराखण्ड UTTARAKHAND

A 888610

(5)

वर्ष से अधिक पुराना है इसलिए 20 वर्ष का छस के बाद भूमि का मूल्यांकन 7,12,000/- रुपये रह जाता है इसप्रकार भूमि व भवन का कुल मूल्यांकन 8,98,000/- रुपये है जिस पर कुल स्टाम्प शुल्क 34,000/- रुपये अदा किया गया है। विक्रीत सम्पत्ति का कब्जा असल मौके पर आप क्रेता को दे दिया है। जो हक अधिकार उक्त भूमि व भवन पर मुझ विक्रेता को थे वो हक अधिकार हकूक समस्त हक आप क्रेतागण को इस मजबून द्वारा सौंपत हूँ। आज के बाद से उक्त विक्रीत सम्पत्ति पर मेरा किसी भी प्रकार का कोई हक अधिकार नहीं रह जायेगा। उक्त सम्पत्ति के सम्बन्ध में अगर किसी भी प्रकार का विवाद होता है तो इसकी सम्पूर्ण जिम्मेदारी मुझ विक्रेता की होगी। उक्त भूमि कई वर्षों पूर्व विक्रय क्रमश.....6.....

At 10/10/20
साराजनी डेवी

देवेद्वारी

21/11/20

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000



ONE THOUSAND RUPEES

Rs. 1000

खण्ड UTTARAKHAND

A 888611

(6)

की गयी थी। आप क्रेतागण जैसे चाहो वैसे उक्त भूमि व भवन का उपयोग कर सकते हैं। इस प्रकार रुबरु गवाहों के समक्ष कहने मुताविक विक्रेता उपरोक्त के यह विक्रय पत्र लिख दिया है ताकि सनद रहे भविष्य में काम आवे। स्थान-कोटद्वार, दिनांक- 05-11-2014

मि. गवाह  

देवद्वारी

21/11/14

1- श्री वीरेन्द्र सिंह पुत्र श्री गिरधारीलाल
निवासी ग्राम धुवपुर सुखरौ, कोटद्वार गढ़वाल
पहचान पत्र संख्या - न.प.द.द. - LKJ 1401314

2- श्री राजपाल पुत्र हृदयराम
निवासी ग्राम, पूर्वी झण्डीचौड़, गोटाढाक कोटद्वार गढ़वाल।
पहचान के लिए- डी0एल0 संख्या-2244/KTW/08

रक्षितता-विन्नी भट्ट सनियाल, एलवोंकोट, कोटद्वार-गढ़वाल

देवद्वारी

21/11/14

✓

4 NOV 2014

कोर्टाट (गडवाल) उत्तराखण्ड

2570 / 11-14
Verf
Jm

सदस्य विवेक एन. शर्मा कोर्टाट गडवाल

श्री सौ. 1 दिनांक 397

ए. 568

पृष्ठ सं 150

मे. 3638

सं 131-142

वे पंजीकृत किया गया।

5-11-14

Blawase
5-11-14



सदस्य 318 / 15/11 दि 24/6/15

15/11/15

Jeetendra Singh Chauhan

ADVOCATE

Off. : Tehsil Compound,
Badrinath Marg, Kotdwara
Distt. Pauri Garhwal, Uttarakhand,
Mb. 9412110799, 9045117099
Email adv.jeetendra.chauhan@gmail.com

Residential Address:
301- Royal Enclave
Padampur Sukhro
Kotdwara 246149
Pauri Garhwal, Uttarakhand

Annexure III

LEGAL SCRUTINY REPORT

Ref. No. 25/VB Kdr
Date: October 27, 2017

To,

Vijaya Bank

The Branch Manager,

B.O. Kotdwara

Dear Sir,

With reference letter No. dated , I submit my scrutiny report as hereunder:-

1. Name & Address of Mortgagor/ Title holder: **MR. SAROJANI DEVI W/O MR. RAJENDRA SINGH R/o Village Dhruvpur, Patti Sukharo, Tehsil Kotdwar, Distt. Pauri Garhwal, Uttarkhand.**

2. Details/ Description of document scrutinized:

Sl. No.	Document Date & No.	Name of office of Registrar where registered	Description of Document	Name of Executant	Beneficiary	Whether original
1	No. 3638 Date 05 November 2014	Kotdwara	Sale Deed	MR. RAM SINGH S/O MR. JEET SINGH R/o Village Dhruvpur, Patti Sukharo, Tehsil Kotdwar.	MRS. SAROJANI DEVI W/O MR. RAJENDRA SINGH AND MRS. DEVESHWARI DEVI W/O MR. VIRENDRA SINGH Both r/o Village Dhruvpur, Patti Sukharo, Tehsil Kotdwar.	Original

3. Details/description of property /properties:

JEETENDRA SINGH CHAUHAN
ADVOCATE
En. No. - 4560/04
KOTDWARA (GARHWAL)

Item No.	Survey No/ Khata No. House No./Site No.	Extent /Areas of land /Building	Location/Sub District/Distt./ Village Municipality,	Boundary
1	Khata No.27, Khet No. 52kha, 52ga, 53ka, 53cha, 79ka, 81, 72ka/120, 72kha/120 and 72ga/120.	Non Agricultural land measuring area 0.008 hect.	Vill. Dhruvpur Patti Sukharo, Tehsil-Kotdwara, Pauri Garhwal.	East- property of vendor Ram Singh, West - C.C. Road North- property of Sarop Singh, South - 10 feet wide path

4. Brief History of the property and how the owner/mortgagor has derived title?

1. That Mrs. Sarojani Devi w/o Mr. Rajendra Singh and her sister in law Mrs. Deveshwari Devi w/o Mr. Virendra Singh both, resident of Village Dhruvpur, Patti Sukharo, Tehsil Kotdwar, Pauri Garhwal, Uttarakhand purchased said land property measuring area 0.016 hect. through registered Sale Deed No. 3638, Dated 05-11-2014, which is duly registered in office of Sub Registrar Kotdwar vide Book No. 1, Volume No. 397, Page No. 150, Additional Book No. 1, Volume 568, on Page Nos. 131-142 at Document No. 3638, on dated 04-11-2014, from vendor Mr. Ram Singh s/o Late Jeet Singh, R/O Village Dhruvpur, Patti Sukharo, Tehsil Kotdwar, Pauri Garhwal.
2. That purchasers Mrs. Sarojani Devi w/o Mr. Rajendra Singh and Mrs. Deveshwari Devi w/o Mr. Virendra Singh are sisters-in-law and they jointly purchased said land measuring area 0.016 hect and a residential house situated on the plot. Both are joint owners of the property having equal share. Share of Mrs. Sarojani Devi in said plot is 0.008 hect. It has been stated by joint owners that said property has been divided among them and they have clear possession over there part after partition. Though both owners have their clear share and residential house has also been divided into two parts, yet clear consent of one purchaser is needed for creation of charge by other purchaser, on any part of the property. In present case one purchaser Mrs. Sarojani Devi is intending to mortgage her share. So expressed consent/NOC is needed from Mrs. Deveshwari Devi, as she is joint owner of the property transferred through sale deed No. 3638 of 2014.
3. That by virtue of sale deed No. 3638 dated 05-11-2014 Mrs. Sarojani Devi w/o Mr. Rajendra Singh and Mrs. Deveshwari Devi w/o Mr. Virendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil-Kotdwar, Pauri Garhwal, Uttarakhand got legal title and acquired land property measuring area 0.016Hect and residential house thereon. At the time of execution/registration of sale deed they got physical possession over said property. Said land is surrounded by property of vendor Ram Singh in the East, C.C. in the West, property of Sarop Singh in the North and, 10 feet wide path in the South. Surrounding of said plot is mentioned in sale deed. At present, as stated by Mrs. Sarojani Devi and Mrs. Deveshwari, the surroundings have been changed due to partition of the plot. Mrs. Sarojani Devi's plot is surrounded by property of vendor Ram

3

Singh in the East, plot of Deveshwari Devi and C.C. Road in the west, property of Sarop Singh in the North and 10 feet wide path in the South. (This changed is mentioned here on the basis of statement of Mrs. Sarojani Devi and Mrs. Deveshwari Devi. Verification of this fact during spot inspection is needed)

4. That as per Revenue records i.e. copy of Khatani Khata No. 27, Khet No. 52kha, 52ga, 53ka, 53cha, 79ka, 81, 72ka/120, 72kha/120 and 72ga/120 of Village Dhruvpur, Patti Sukharo, Tehsil-Kotdwar, name of purchasers Mrs. Sarojani Devi w/o Mr. Rajendra Singh and Mrs. Deveshwari Devi w/o Mr. Virendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil-Kotdwar, Pauri Garhwal, Uttarakhand has been recorded as holders of land with transferable rights. In revenue records Mrs. Sarojani Devi w/o Mr. Rajendra Singh and Mrs. Deveshwari Devi w/o Mr. Virendra Singh title holder and present owner of said land, having equal share of 0.008 hect. each.
5. That nature of said land was agricultural land with transferable rights when present owners purchased it. After partition of land in question Mrs. Sarojani Devi w/o Mr. Rajendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil-Kotdwar, Pauri Garhwal, Uttarakhand has approached to the court of Astt. Collector 1st class, Kotdwar for conversion of land use of her land as Non agricultural land. In revenue case No. 1036/16-17, said land, measuring area 0.008 hect has been declared as non agricultural vide conversion order dated 06-10-2017, passed by Astt. Collector 1st class, Kotdwar. At present nature of the land of mortgager/borrower Mrs. Sarojani Devi w/o Mr. Rajendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil-Kotdwar, Pauri Garhwal, Uttarakhand, is Non Agricultural land with transferable rights.
6. The flow of title for last 13 years is complete in all respect. And Mrs. Sarojani Devi w/o Mr. Rajendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil-Kotdwar, Pauri Garhwal, Uttarakhand is sole owner of the land, measuring area 0.008 hect since 05-11-2014. Earlier, vendor Mr. Ram Singh s/o Late Jeet Singh inherited said property in succession after death of his father. And sold a part of his share to Mrs. Sarojani Devi w/o Mr. Rajendra Singh and Mrs. Deveshwari Devi w/o Mr. Virendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil-Kotdwar, Pauri Garhwal, Uttarakhand. Later both purchasers have divided the plot equally. Thus chain of title for more than 13 years is complete and no links are missing.
7. That Mrs. Sarojani Devi w/o Mr. Rajendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil-Kotdwar, Pauri Garhwal, Uttarakhand has a valid and clear marketable title in the property mentioned here above and he/she is competent to create charge on it and mortgage it in favour of the Bank. Expressed consent/NOC of other purchaser Mrs. Deveshwari Devi w/o Mr. Virendra Singh is needed for deposition of title deed.
8. That I have inspected the records in the office of Sub-Registrar Kotdwara for a period of 13 years i.e. 1-1-2004 to 27-10-2017 to check the flow of the title and to investigate and scrutinize the title and documents provided to me.

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9. That in my inspection of records of Sub Registrar Kotdwara, no charge /encumbrance was found recorded and it can be said that the property in question is free from charges/encumbrance.

10. That the property can constitute valid security to the bank and the Bank may at all its own option create charge by way of equitable mortgage by depositing of Title deed No. 3638 of 2014, registered in office of Sub Registrar Kotdwara vide Book No. 1, Volume No. 397, Page No. 150, Additional Book No. 1, Volume No. 568, on Pages 131-142 at Document No. 3638, dated 05-11-2014 with the Bank. (Expressed consent/NOC of other purchaser Mrs. Deveshwari Devi w/o Mr. Virendra Singh is needed for deposition of title deed.)

11. That I have inspected original title deed No. 3638 of 2014. Talled its particulars with records of Sub Registrar Kotdwara Office and it does not arise any doubt. The Document is not fake or forged and is genuine.

5.	Search and investigation :	I have inspected the records available in office of Sub Registrar, Kotdwar from 01-01-2004 to 27-10-2017 to check the flow of the title and to investigate and scrutinize the title and the documents provided to me by bank.
5.1.	The persons who is/are the present Owner/s of the property/ies.	Mrs. Sarojani Devi w/o Mr. Rajendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil-Kotdwar, Pauri Garhwal, Uttarakhand.
5.2.	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged & can create a valid charge on the property?	Yes.
5.3. a)	What is the nature of title of the owner, i.e. tenancy right, full ownership occupancy right, possessory right minor's right or any other type of right Clarify- Leasehold immovable property; Where the land/building/s is/are	Full ownership right.
b)	leasehold, please verity the terms of the lease (s) the name and address/ies of the lessor(s) and whether any permission /NOC from the Lessor(s) authority is required for transfer (such as mortgage sale, etc., of the property/ies)	Freehold

5.4	Whether there is any restriction/ prohibition under personal law of the owner /mortgagor to hold the property under the title deed through which he/she has derived the title.	There is no such restriction.
5.5	Whether the latest title deed through and the immediately previous title deeds are available in original;	Previous title deed is not available. Vendor Mr. Ram Singh sold a part of his ancestral property to purchasers.
5.6	Whether building tax/land revenue has been paid up to date;	N. A.
5.7	Whether any dues recoverable as land Revenues are outstanding ?	No dues are pending
5.8	In case the loan facility sanctioned requires the conversion of land under the land Revenue Law, if yes give the details of conversion: (if not required. Give reasons)	Land use of said plot has been changed by competent authority. Astt. Collector, 1 st Class Kotdwara, vide conversion order u/s 143 Uttarakhand (UPZA &LR) Act. in Revenue Case No. 1036/16-17 passed on 06-10-2017.
5.9	Whether the land is affected by any revenue and tenancy legislations? If so, how and to what extent and the remedy, if any.	N.A.
5.10	Whether the permission under the Urban Land (Ceiling & Regulation) Act 1976 is necessary or not?	N.A.
5.11	Is there any other special enactment like Land Acquisition and other State Legislations, the provisions of which are applicable to the property and affecting the title?	N.A.
5.12	Is the property free from encumbrance?	Yes.
a)		
b)	Please give detailed account of creation of charge or redemption for a minimum period of 13 years and also state the subsisting charge, if any	It is hereby certify on the basis of inspection of records of office of Sub Registrar Kotdwar for the period of 01-01-2004 to 27-10-2017, that no charge or encumbrance could be found recorded against the property in question and as such it can be said that the owner of the property holds a clear marketable title

JEETENDRA SINGH CHAUHAN
ADVOCATE

En. No. - 4860/04

KOTDWARA (GARHWAL)

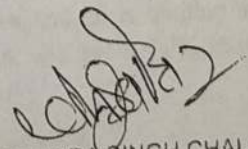
	mentioned in the encumbrance certificate for the last 13 years.	over the property in question. The property constitutes valid security to the band and bank may at its own option create charge by way of equitable mortgage by depositing title deed with the bank.
5.13	Whether the proposed equitable mortgage by deposit of the deeds is possible? If so, what are the documents to be deposited? If deposit is not possible, can there be a simple mortgage of a Registered Memorandum or any other mode of mortgage?	Equitable mortgage can be created by depositing of following deed. Original Title Deed No. 3638 Dated 05-11-2014. Duly registered in office of Sub Registrar Kotdwara vide Book No. 1, Volume No. 397, Page 150, Additional Book 1, Volume on Pages 131-142 at Document No. 3638, dated 05-11-2014. 1. Latest Copy of ROR/khata khatauni No. 27 of Village- Dhruvpur, Patti Sukharo, Kotdwara.
5.14	Whether the property is freehold or lease hold or self occupied or tenanted IF tenanted, whether the property can be taken as mortgage and what precautions to be taken ?	Full Ownership
5.15	If owner is Company partnership firm, Trust, temple, Wakf or other legal person, how title is affected by its Memorandum and Articles of Association, Partnership deed or Rules of bye laws and what are the precautions to be taken under rules or bye-laws.	N.A.
5.16	If property to be mortgaged is a flat/ apartment, in residential or commercial complex, how far, independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat-owner (mortgagor), what are the documents/records to be taken from builders /owners/their/bankers	N.A.
5.17	Flats owned /controlled by societies special requirements to be taken if society refuses to note bank lien/ interest.	N.A.
5.18	Please state the names of the persons who should	Mrs. Sarojani Devi w/o Mr. Rajendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil-Kotdwar,

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ADVOCATE
Ph. No. - 4860/04
KOTDWARA (GARHWAL)

	join the creation of charge/ mortgage of property either by deposit of title deeds or by registered mortgage, etc.	Pauri Garhwal, Uttarakhand has a clear and marketable title over said property since the day of registration of sale deed, i.e. 05-11-2014 and is competent to create charge/ mortgage the property in question.
5.19	Any additional documents required to be taken.	As detailed above.
5.20	Investigation under Income Tax Act, 1961 (Please investigate whether provisions of S-230-A and Chapter XX-C of the IT Act 1961 have been complied with and whether any acquisition proceedings under Section 222, Chapter XX-C have been initiated against the immovable property. If any acquisition proceedings are pending have been finalized, please give full details thereof along with the necessary documentary evidence. Please also advise whether any prior permission of the concerned Assessing Officer under Sec. 281(1) is required for any transfer (by way of sale, mortgage, gift, exchange or any other mode of transfer whatsoever) of the immovable property.	N.A.
6.00	(Search in respect of companies registered under the Companies Act): Please search the index and the register of charges /file (or folder containing forms 13) and provide information on	N.A.
	(i) charge subsisting on the property and undertaking of the company and the brief particulars of the documents creating the charge	N.A.
	(ii) dates of creation, nature (mortgage/ hypothecation, etc.)	N.A.
	(iii) Whether first or second charge and the specific property/ies on which any charge exists	N.A.
	(iv) the particulars of each charge holder	N.A.
	(v) Modifications if any, in each charge and the dates thereof.	N.A.
	(vi) satisfaction of charge if any, recorded during the previous six months	N.A.
	(vii) Whether any debentures have been created by the company and nature and value of the charge securing them as well as the details of the property on which such charge has been created. Please obtain certified copies of the relevant documents. Also please investigate whether any	N.A.

JEETENDRA SINGH CHAUHAN
ADVOCATE
En. No. - 4860/04
KOTDWARA (GARHWAL)

	form 8/13 along with relevant documents have been received in the ROC's Office, which is pending registration, if so full particulars thereof should be provided. Further, please verify whether any application is pending registration. If so full particulars thereof should be provided. Further please verify whether any application is pending with the Registrar of Companies seeking his condemnation of delay for filing the charge.	
7.00	Investigation in regard to Agricultural Land-	
7.01	Whether land is surplus. If so, give specific details.	Said land has not been declared surplus under Consolidation law.
7.02	Whether the land is under self- cultivation.	Yes
7.03	If land is owned in different Khatas or is under joint share, give specific share in each Khata.	N.A.
7.04	If consolidation of holdings/acquisition proceedings, etc., is in progress in the area whether transfer of land is possible under State enactments.	No Charge is found
7.05	Whether any prior/hidden charge exists against the Land, Non-encumbrance should be or a period of 12 years preceding the date of this nil-encumbrance certificate.	No Charge is found
7.06	Whether mutation has been completed in case of existing charges /pending charges.	Yes, land has been mutated in the name of borrower/mortgager/purchasers Mrs. Saojani Devi w/o Mr. Rajendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil Kotdwar, Pauri Garhwal, Uttarakhand.
7.07	Inspection of land on the spot in regard to quality of land (such as irrigated/ non-irrigated /water logged, etc.) in order to enable the bank to determine its value.	No Spot Inspection
7.08	Whether any Government loan/Co-op. Loan, etc. have been raised against the land-details about the charges /encumbrances may be specified.	Not Available.


 JEETENDRA SINGH CHAUHAN
 ADVOCATE
 En. No. - 4860/04
 KOTDWARA (GARHWAL)



Jeetendra Singh Chauhan

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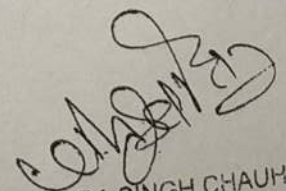
Residential Address:
301- Royal Enclave
Padampur Sukhro
Kotdwara 246149
Pauri Garhwal, Uttarakhand

CERTIFICATE:

- 1) I have gone through the Sale/Gift Deed No. 3638 of 2014 intended to be deposited relating to the property and offered as security by way of simple mortgage/equitable mortgage and that the documents of title referred to above is perfect evidence of title and if said document is deposited and equitable mortgage/simple mortgage is created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage/simple mortgage.
- 2) I further certify I have verified the title deed submitted for legal scrutiny with the records maintained at sub-Register's office and I hereby opine that to the best of my knowledge, the original title deed/s submitted for verification is genuine. There are no prior mortgages/charges whatsoever as could be seen from the Records of sub Registrar Kotdwara office for the period from 01-01-2004 to 27-10-2017. Pertaining to the immovable property/ies covered by the above said title deed. It is also certified that the SARFAESI ACT 2002 is applicable on property in question.
- 3) There are claims from minors and his/their interest in the property/ies is to be extent of specify the share of minors with names, if any N.A
- 4) The undivided share of the minor/s is/are _____ (specify the share of minor/s, if any). N.A
- 5) The property/ies is/are subject to the payment of Rs _____ (Specify the liability that is fastened or could be fastened on the property/ies). N.A
- 6) Provisions of Urban Land (Ceiling & Regulation) Act are not applicable. If applicable permission, whether permission obtained.
- 7) Holding / acquisition is in accordance with the provisions of the Land Reforms Act.
- 8) The mortgage, if created will be perfect and available to the bank for the liability of intending borrower/mortgager **Mrs. Sarojani Devi w/o Mr. Rajendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil Kotdwar, Pauri Garhwal, Uttarakhand** is the present owner of the property in question since 05-11-2014 till to date **Mrs. Sarojani Devi w/o Mr. Rajendra Singh** has a valid and clear marketable title in the property shown above and is entitled to charge/ mortgage the property in question, if the owner of the property deposits the document/s

I hereby Certify that **Mrs. Sarojani Devi w/o Mr. Rajendra Singh R/o Village Dhruvpur, Patti Sukharo, Tehsil Kotdwar, Pauri Garhwal, Uttarkhand**, has valid and clear marketable title in the property shown above and he is entitled to charge/ mortgage her share of the property in question and the Bank will get a valid charge if the mortgage is created in the manner.

Encl.1. Inspection receipt Dated 30-10-2017 of sub-Registrar, Kotdwara Office.


JEETENDRA SINGH CHAUHAN
ADVOCATE
En. No. - 4860/04
KOTDWARA (GARHWAL)

KOTDWAR

A/C No. 82750600000119

Mrs Sarojani Devi

वादिनी- श्रीमती सरोजनी देवी पत्नी श्री राजेन्द्र सिंह, निवासी ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार, जिला पौड़ी गढ़वाल।
बनाम
प्रतिवादी-सहखातेदार

॥ निर्णय ॥

प्रस्तुत वाद वादिनी श्रीमती सरोजनी देवी पत्नी श्री राजेन्द्र सिंह, निवासी ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार, जिला पौड़ी गढ़वाल के द्वारा अन्तर्गत धारा-143 ज०वि० एवं भू०सु०अधि० के तहत प्रस्तुत प्रार्थना पत्र पर दर्ज हुआ। प्रार्थिनी ने अपने प्रार्थनापत्र में उल्लेखित किया है कि ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार गढ़वाल के खाता संख्या 27 के खेत सं० 52ख, 52ग, 53क, 53च, 79क, 81, 72क/120, 72ख/120, 72ग/120 मध्ये रकबा 0.008 है० भूमि पर भवन निर्मित है। भूमि पर कुक्कुट पालन, बागवानी, कृषि व मत्स्य पालन का कार्य नहीं किया जा रहा है। अन्त में अनुरोध किया है कि प्रार्थिनी को भूमि को अकृषिक घोषित करवाकर बैंक से ऋण लेकर आवासीय भवन बनाना चाहती है। वादिनी के प्रार्थनापत्र पर तहसीलदार कोटद्वार से जांच आख्या प्राप्त की गयी।

तत्पश्चात तहसीलदार कोटद्वार द्वारा राजस्व निरीक्षक दुगड्डा से जांच करवाते हुये उनकी आख्या दिनांक 17-08-2017 को मय संस्तुति अग्रसारित करते हुए उल्लेख किया है कि वादिनी के नाम ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार गढ़वाल के खाता संख्या 27 के खेत सं० 52ख, 52ग, 53क, 53च, 79क, 81, 72क/120, 72ख/120, 72ग/120 मध्ये रकबा 0.008 है० भूमि लगान 0.20 पैसा भूमि दर्ज माल कागजात है। उक्त भूमि पर आवासीय भवन निर्मित है। भूमि पर कृषि, बागवानी, मत्स्य पालन, कुक्कुट पालन आदि कार्य नहीं हो रहा है। भूमि सीलिंग से आच्छादित नहीं है। प्रश्नगत भूमि अकृषिक प्रयोजन में है। भूमि को अकृषिक घोषित करने में कोई आपत्ति नहीं है।

तहसीलदार की आख्या के पश्चात वादिनी के नाम ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार गढ़वाल के फसली वर्ष 1416-1421 की खतौनी खाता सं० 27 में दर्ज सहखातेदारों व ग्राम प्रधान को सूचना नोटिस जारी किया गया व वादिनी साक्ष्य के लिए तिथि 23-09-17 नियत की गई। नियत तिथि 23-09-2017 को न्यायालय द्वारा नोटिस पर किसी सहखातेदार द्वारा कोई आपत्ति प्रस्तुत नहीं की गई। वादिनी द्वारा प्रार्थनापत्र के साथ प्रस्तुत शपथपत्र में उल्लिखित किया है कि ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार, जिला पौड़ी गढ़वाल में खतौनी खाता संख्या 27 में उनके नाम खेत सं० 52ख, 52ग, 53क, 53च, 79क, 81, 72क/120, 72ख/120, 72ग/120 मध्ये रकबा 0.008 है० भूमि पर भवन निर्मित है जिस पर बैंक से ऋण लेना चाहती है। जिसके लिए भूमि अकृषिक घोषित करवाना चाहती है।

मेरे द्वारा पत्रावली में उपलब्ध अभिलेखीय साक्ष्यों व तहसीलदार कोटद्वार की आख्या की गहनता से अध्ययन एवं अवलोकन किया गया। अभिलेखीय साक्ष्यों के अवलोकन से स्पष्ट है कि वादिनी के नाम फसली वर्ष 1416-1421 की खतौनी खाता संख्या 0027 में उनके नाम खेत सं० 52ख, 52ग, 53क, 53च, 79क, 81, 72क/120, 72ख/120, 72ग/120 मध्ये रकबा 0.008 है० भूमि दर्ज अभिलेख है। जिस पर कृषि, उद्यान, मत्स्य पालन व कुक्कुट पालन आदि कार्य नहीं किया जा रहा है। भूमि पर भवन निर्मित है। गैर कृषि प्रयोजन में है इसलिए उक्त भूमि वादिनी के पक्ष में अकृषिक किए जाने योग्य है।

// आदेश //

अतः उक्तानुसार मैं असिस्टेंट कलेक्टर (प्रथम श्रेणी)/परगनाधिकारी, कोटद्वार, जिला पौड़ी गढ़वाल, तहसीलदार कोटद्वार की आख्या से संतुष्ट होते हुए धारा 143-1-ए(2) ज०वि० एवं भू०सु०अधि० के तहत प्रदत्त शक्तियों का प्रयोग करते हुए निम्न आदेश पारित करता हूँ कि श्रीमती सरोजनी देवी पत्नी श्री राजेन्द्र सिंह, ग्राम धुवपुर, पट्टी सुखरौ, तहसील कोटद्वार गढ़वाल के नाम खाता संख्या 27 के खेत सं० 52ख, 52ग, 53क, 53च, 79क, 81, 72क/120, 72ख/120, 72ग/120 मध्ये रकबा 0.008 है० भूमि दर्ज है जिराका लगान 0.20 पैसा दर्ज कागजात है। उक्त भूमि वर्तमान में कृषि प्रयोजन में नहीं लाई जा रही है तथा उपरोक्त वादिनी के नाम बैंक से ऋण के लिए आवासीय प्रयोजन हेतु अकृषिक घोषित की जाती है। उक्त भूमि पर संशोधन अधिनियम की धारा - 154(4) (3) के प्रावधान लागू होंगे। भूमि क्रय/विक्रय किये जाने हेतु राज्य सरकार के सक्षम स्तर से पूर्व अनुमति की आवश्यकता होगी। आदेश की एक प्रति तहसीलदार कोटद्वार जिला पौड़ी गढ़वाल को तदनुसार प्राविधानों के तहत हदबन्दी शुल्क 50/- रु० जमा करवाने के उपरान्त भू-अभिलेखों में संशोधन करने तथा एक प्रति उप निबंधक कोटद्वार पौड़ी गढ़वाल को धारा 143-1-ए(2) ज०वि० एवं भू०सु०अधि० के अन्तर्गत निशुल्क पंजीयन हेतु भेजी जाय। पत्रावली वाद आ०का०दा०द० हो।

18/10/2018

(राकेश चन्द्र तिवारी)
असिस्टेंट कलेक्टर, प्रथम श्रेणी/
परगनाधिकारी कोटद्वार (पौड़ी गढ़वाल)

आज दिनांक 16/10/2018 को यह आदेश मेरे द्वारा दिनांकित एवं हस्ताक्षरित होकर खुले न्यायालय में सुनाया गया।

(राकेश चन्द्र तिवारी)
असिस्टेंट कलेक्टर, प्रथम श्रेणी/
परगनाधिकारी कोटद्वार (पौड़ी गढ़वाल)



81/17-18
नाम...
गामा...
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16-10-17
16-10-17

राजस्व अधिकारी