

Property no 1 - A  
Part 1

9412901055  
9557566055 ®

CERTIFICATE

Dated 27.12.2021

SUPPLEMENTARY TITLE/ VERIFICATION REPORT

REG: Opinion all that abadi Khata No. 00020 bearing Khasra No. 852Ka, area 0.1290 Hect., and Khasra No. 852Kha area 0.0410 Hect., total area measuring 1.1700 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 28.12.2020, 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 29.12.2020 to till date.

Wherein has acquired good and absolute ownership and title over the aforesaid property and Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal 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 abadi Khata No. 00020 bearing Khasra No. 852Ka, area 0.1290 Hect., and Khasra No. 852Kha area 0.0410 Hect., total area measuring 1.1700 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

Name and Address of the Owner:

Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal resident of 32/4, E.C. Road, District Dehradun.



Verification:  
All that property was purchased by present owner Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal area measuring 1.1700 Hect., vide Sale Deed dated 28.12.2004 from .  
Deep Singh Pal son of Sh. Surender Singh Pal and Smt. Vimla Devi wife of Sh. Surender Singh and which is duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 Volume 02 at page 224 additional title book No. 1 volume 488 at page 75 to 82 serial No. 5684 dated 28.12.2004.

Wherein Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal has acquired good and absolute ownership and title over the aforesaid property and Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal have a clear, valid and marketable title over the above said property and transferable right and title over aforesaid property.

Regarding Encumbrance:-

I have personally and carefully inspected the index register as made available to me in the office of the Sub Registrar, 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 28.12.2020
2. Copy of Khatauni Khata No.00020.
3. Affidavit executed by Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal.

Enclosed:-

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

Your's Sincerely



(Deepak Mengwal)  
Advocate





**BHULEKH**  
Uttarakhand

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

NOTE : डाटा उपलब्ध ना होने पर डिजिटल हस्ताक्षरित होने तक प्रतीक्षा करो।							
खाला विवरण (अप्रमाणित प्राप्ति)							
ग्राम का नाम : नौगांव	परगना : (पञ्चवाट)	तहसील : विकासनगर	जनपद : देहरादून	फसली वर्ष : 1416-1421	भाग : 1	खाला संख्या : 00020	
खतेदार का नाम / पिता प्रति संरक्षक का नाम / निवास स्थान	भौतिक अधिकार का वर्ष	खसरा संख्या	क्षेत्रफल (हे.)	आदेश	टिप्पणी		
श्रेणी : 1-क / भूमि जो सार्वजनिक अधिकार वाले भूमिधारों के अधिकारों में हो							
उत्तराखण्ड उद्यान समिति रवि. / कार्यालय 32/4 ई.सी.रोड दे.दून	1413फ.से	802कमि	1.8115	आदेश न्यायालय सहा.कलेक्टर प्रथम श्रेणी, वि.नगर वाद सं. 15/10-11/21.12.2013 धारा 143 ब.वि.अधि. उपरोक्त वाद में इस न्यायालय द्वारा पारित आदेश दिनांक 11.12.2013 के अनुसार मौजा नौगांव के भूमि खाला सं. 20 के ख.न. 802मि/1.8115, 850क/0.3280, 850ख/0.4900, 851क/1.0800, 852क/1.1290, 852ख/0.0410 कुल रकबा	पी.एन.बी.भाऊबाला के पत्र दिनांक 02.02.2019 पर आ.तह.विकासनगर के पत्र दिनांक 06.02.2019 के अनुसार संजय बंसल पुत्र एस.पी.बंसल का भाग मु. 47500000/- में बेचक दर्ज होवे.		
/ द्वारा चेयरमैन	1413फ.से	846ख	0.1050				
संजय बंसल (चेयरमैन) / एच.पी.बंसल / मि.ई.सी.रोड दे.दून	1413फ.से	847	0.0770				
विमल बंसल (सचिव) / एच.पी.बंसल / मि.ई.सी.रोड दे.दून	1413फ.से	850क	0.3280				
	1413फ.से	850ख	0.4900				
	1413फ.से	851क	1.0800				
	1413फ.से	852क	1.1290				
	1413फ.से	852खमि	0.0410	4.8795है. भूमि को खतेदार उत्तराखण्ड उद्यान समिति चैयर मैन संजय बंसल मि. मौजा नौगांव परगना पञ्चवाट देहरादून के नाम पर ब.वि.अधि. की धारा 143 के तहत अकृषक घोषित किया जाता है। (परवाना अमलदारभाद)			
योग	8	5.0615					

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

Data Updated Upto: Sun Dec 26 15:45:39 IST 2021

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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-UK61932091511460T  
: 27-Dec-2021 11:59 AM  
: NONACC (SV)/ uk1313204/ DEHRADUN/ UK-DH  
: SUBIN-UKUK131320428285894209700T  
: SANJAY BANSAL AND SMT SEEMA BANSAL  
: Article 4 Affidavit  
: NA  
: 0  
: (Zero)  
: SANJAY BANSAL AND SMT SEEMA BANSAL  
: NA  
: SANJAY BANSAL AND SMT SEEMA BANSAL  
: 10  
: (Ten only)



AKSHAY PRATAP SINGH  
Stamp Vendor  
Court Compound, Dehradun

Please write or type below this line

27-12-2021

For UTTARAKHAND UTHAN SAMITI  
S. Bansal  
CHAIRMAN / SECRETARY



# AFFIDAVIT

Chief Manager, Punjab National Bank, MCC, Dehradun.  
Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay  
Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal  
32/4, E.C. Road, District Dehradun.

For UTTARAKHAND UTHAN SAMITI  
CHAIRMAN / SECRETARY Deponents

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.

DAM SINGH  
Advocate  
Reg. No. 19/01/2002  
Dehradun District.  
OF UTTARAKHAND



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 abadi Khata No. 00020 bearing Khasra No. 852Ka, area 0.1290 Hect., and Khasra No. 852Kha area 0.0410 Hect., total area measuring 1.1700 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

For UTTARAKHAND UTHAN SAMITI  
*Abbas*  
CHAIRMAN / SECRETARY

Deponents

### 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 27<sup>th</sup> day of December 2021 at Dehradun.

For UTTARAKHAND UTHAN SAMITI  
*Abbas*  
CHAIRMAN / SECRETARY

Deponents

His affidavit is sworn before me by  
Shri *Sanjay Bansal*  
who is identified by Shri .....  
at Dehradun on *27-12-2021*

(PADAM SINGH)  
Advocate & NOTARY, Dehradun



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

CERTIFICATE

Dated: 28.12.2020

Opinion and Title Investigation and Search Report in respect of all that land Khata No. 00020 bearing Khasra No. 852Ka, area 0.1290 Hect., and Khasra No. 852Kha area 0.0410 Hect., total area measuring 1.1700 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 with 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 28.12.2004 executed by Sh. Gurdeep Singh Pal son of Sh. Surender Singh Pal and Smt. Vimla Devi wife of Sh. Surender Singh area measuring 1.1700 Hect., in favour of Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal duly registered in the office of the Sub-Registrar, Vikasnagar, Dehradun in book no. 1 Volume 02 at page 224 additional file book No. 1 volume 488 at page 75 to 82 serial No. 5684 dated 28.12.2004.
- Khatauni wherein the said Khata and Khasra Situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand recorded in the name of Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal have been duly mutated in the revenue records fasli year 1413 i.e. 2006.
- Copy of Permission Letter dated 27.12.2004.




...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  
...BANKS ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY  
...amongst Banks/Financial Institutions.  
...your instructions and pursuant to my search conducted in the office of Sub-Registrar, Vikasnagar,  
...the period of 01.01.2008 to till date vide receipt attached with the report. Certified copy of the  
...is enclosed herewith and thereby undersigned came to the conclusion that No. Encumbrance has  
...in respect of the above mentioned property.  
...I have not given opinion earlier on investigation of title relating ot the same land/property as detailed

A) Name of Lender :  
B) Date of Opinion : 28.12.2020  
C) Remarks : THE PROPERTY IS GOVERNED UNDER SARFAESI ACT 2002.  
The present owner is executed the following documents below total area measuring area 1.1700 Hect.,  
I hereby certify that Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through  
Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay  
Bansal 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 they are 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 28.12.2004 executed by Sh. Gurdeep Singh Pal son of Sh. Surender Singh Pal and  
Smt. Vimla Devi wife of Sh. Surender Singh area measuring 1.1700 Hect., in favour of Uttarakhand Uthan  
Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal  
and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal duly registered in the office of the Sub-Registrar,  
Vikasnagar, Dehradun in book no. 1 Volume 02 at page 224 additional file book No. 1 volume 488 at page 75  
to 82 serial No. 5684 dated 28.12.2004 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 name of Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road,  
Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife  
of Sh. Sanjay Bansal have been duly mutated in the revenue records fasli year 1413 i.e. 2006.  
Copy of Permission Letter dated 27.12.2004.

- 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 Title Investigation and Special Report in respect of all that land Khata No. 00020 bearing Khasra No. 852Ka, area 0.1290 Hect., and Khasra No. 852Kha area 0.0410 Hect., total area measuring 1.1700 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

**Counsel's Statement**

Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal resident of 32/4, E.C. Road, District Dehradun.

Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal resident of 32/4, E.C. Road, District Dehradun.

**DESCRIPTION OF THE PROPERTY**

All that land Khata No. 00020 bearing Khasra No. 852Ka, area 0.1290 Hect., and Khasra No. 852Kha area 0.0410 Hect., total area measuring 1.1700 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

**INVESTIGATION**

Brief Details of the Title Deeds/document Scrutinized :-

1. Original Sale Deed dated 28.12.2004 executed by Sh. Gurdeep Singh Pal son of Sh. Surender Singh Pal and Smt. Vimla Devi wife of Sh. Surender Singh area measuring 1.1700 Hect., in favour of Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal duly registered in the office of the Sub-Registrar, Vikasnagar, Dehradun in book no. 1 Volume 02 at page 224 additional file book No. 1 volume 488 at page 75 to 82 serial No. 5684 dated 28.12.2004.
- Khatauni wherein the said Khata and Khasra Situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand recorded in the name of Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal have been duly mutated in the revenue records fasli year 1413 i.e. 2006.
- Copy of Permission Letter dated 27.12.2004.

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

- All that Property was purchased by Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal area measuring 1.1700 Hect., virtue of Sale Deed dated 28.12.2004 from Sh. Gurdeep Singh Pal son of Sh. Surender Singh Pal and Smt. Vimla Devi wife of Sh. Surender Singh duly registered in the office of the Sub-Registrar, Vikasnagar, Dehradun in book no. 1 Volume 02 at page 224 additional file book No. 1 volume 488 at page 75 to 82 serial No. 5684 dated 28.12.2004.
- After the purchase the name of Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal has been duly mutated in the revenue records.

2 Whether certified copies have been obtained from the : Yes



	Whether the documents in hand are compared with the certified copy from the registrar's office 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
8	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.
9	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	:	Yes
10	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.
11	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.
12	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.
13	Whether the property is ancestral / or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	:	No
14	Whether the property to be mortgaged has been acquired under Property Acquisition Act 1984?	:	No
15	Whether urban Land Ceiling Act is applicable in the State where the property is located?	:	No
16	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.
17	What is the rate of sharing of unearned income with Lessor, in the event of the sale of the property?	:	N.A.
18	Whether the copy of the title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	:	N.A.


*h*



Whether the terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	:	N.A.
Whether any permission of Income Tax Authorities / Assessing Officer is required under the provisions of Income Tax Act for submission 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.
Whether in respect of agriculture Land, whether Land is declared surplus or under consolidation of holding?	:	No
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.
Whether the mortgaged property is enforceable under SARFAESI Act -2002.	:	Yes

Date 28.12.2020

Your's faithfully



(Deepak Mengwal)  
Advocate

## Search report

Chief Manager,  
National Bank,  
Dehradun.

that land Khata No. 00020 bearing Khasra No. 852Ka, area 0.1290 Hect., and Khasra No. 852Kha area 1.1700 Hect., total area measuring 1.1700 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

Registrar Office:-

Personal Serach was carried out for the purpose of inspection conducted by me in the office of Sub-Registrar, Vikasnagar, Dehradun from 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.

Registrar of Companies.

: NA.

Courts

: NA.

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



474 / 5

## AFFIDAVIT

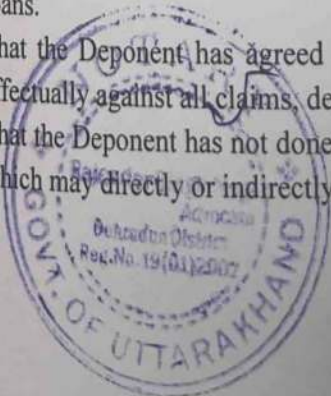
Before the Chief Manager, MCC, Punjab National Bank, District Dehradun.

Uttarakhand Uthan Samiti Reg. Office 32/4, E.C. Road, Dehradun through Chairman Sh. Sanjay Bansal son of Sh. H.P. Bansal and Secretary Smt. Seema Bansal wife of Sh. Sanjay Bansal resident 32/4, E.C. Road, District Dehradun.

For UTTARAKHAND UTHAN SAMITI  
*[Signature]*.....Deponents  
CHAIRMAN / SECRETARY

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

1. That the deponent's name and address as mentioned herein above is correct:-
2. That the deponent is the absolute owner and in possession of all that property more-fully shown in the schedule of this affidavit hereinafter called the said land and no other person has any share right, title or interest of any kind or nature whatsoever in the said land till date.
3. That the said land is free from all sort of encumbrances, claims or demand of any kind of nature whatsoever except already mortgage in **PNB, Kaulagarh, Dehradun** No adverse claim of any kind exists against the said land.
4. That the deponent has not any time deposited any of the title deeds relating to the said land with any person or persons whomsoever, as and by way of security, equitable mortgage by deposit of title deeds, charge, lien or trust or any manner whatsoever and that the said land is free from all encumbrances, claims and demands. No claim has ever been made against the Deponent or against the said land on the ground of any deposit of all or any of the title deeds, documents or writings or any one or more of them as security or on other ground whatsoever.
5. That the deponent assure to the bank that till date no litigation is pending in respect of the scheduled land nor any decree for attachment before judgment, after judgment, injunction, appointment of Receiver, appointment of Liquidator has been passed by any court or board or authority or tribunal.
6. That there are no land revenue assessment, income tax, wealth tax, expenditure tax or any other taxes, cesses, due, assessments dues and payable by the Deponent for which the said land is liable to be attached nor the Deponent has received any notice under The Payment of Taxes Act, The Transfer of Land (Amendment) Act, The Income Tax, The Wealth Tax Act, The Expenditure tax Act, The Gift Tax Act or any other Act issued or pending against the Deponent over the said land.
7. That the said land is not subject matter of any suit or legal proceedings nor any attachments before or after judgment nor has any trust secret or otherwise, been created in respect of the said land.
8. That the Deponent has not availed any loan from Bank or Financial Institution against the said land. That the Deponent is not in any arrears of any liability of payment towards principal loan amount or interest thereon.
9. That the Deponent has not avail any loan of any amount for any purpose from Bank, any other Bank, any nationalized or private bank or any other Financial Institution or leasing company, engaged in providing loans.
10. That the Deponent has agreed and undertaken to indemnify and keep indemnified the Bank fully and effectually against all claims, demands charges and expenses whatsoever in respect of her said land.
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 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 on 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. 00020 bearing Khasra No. 852Ka, area 0.1290 Hect., and Khasra No. 852Kha area 0.0410 Hect., total area measuring 1.1700 Hect., situated at Mauza Naugaon, Tehsil Vikasnagar, District Dehradun, Uttarakhand.

For UTTARAKHAND UTHAN SAMITI  
*[Signature]*  
CHAIRMAN / SECRETARY  
.....Deponents

### 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 28th day of December 2020 at Dehradun.

For UTTARAKHAND UTHAN SAMITI  
*[Signature]*  
CHAIRMAN / SECRETARY  
.....Deponents



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



17  
93600/-



1174

## क्रय-पत्र वांछित विवरण



1. मालियत विक्रय प्रतिफल
2. बाजारी मूल्य जिस पर स्टाम्प दिया गया
3. स्टाम्प शीट की संख्या
4. स्टाम्प शुल्क  $10.000 \times 9 = 90.000$
5. प्रमुख क्षेत्र  $1.000 \times 3 = 3.000$
6. क्षेत्र  $500 \times 1 = 500$
7. स्थान  $1.000 \times 1 = 1.000$
8. सर्किल रेट

93,600/-

6,08,400/- रुपये

9,36,000/- रुपये

14

93,600/- रुपये

ग्राम नौगांव विकासखण्ड, सहसपुर,  
तहसील विकासनगर, जिला देहरादून

उपरोक्त

उपरोक्त

8,00,000/- रुपये प्रति हैक्टेयर की  
दर से।

असिंचित

विक्रीत भूमि मुख्य सड़क चकराता रोड़,  
से लगभग 12 किमी से अधिक दूरी  
पर ग्रामीण क्षेत्र में स्थित है।

विक्रय-पत्र की सूची में वर्णित है।

9. भूमि का प्रकार
10. प्रमुख मार्ग से दूरी तथा ग्रामीण मार्ग से दूरी
11. विवरण भूमि
12. विक्रेतागण का नाम व पता

(1) श्री गुरदीप सिंह पाल, पुत्र  
श्री सुरेन्द्र सिंह पाल (2) श्रीमती  
विमला देवी धर्मपत्नी श्री सुरेन्द्र सिंह  
पाल, दोनों निवासीगण 74 राजपुर रोड़,  
देहरादून (उत्तरांचल)

उत्तराखण्ड उत्थान समिति,  
रजिस्टर्ड कार्यालय :- 32/4, ई.सी.  
रोड़, देहरादून द्वारा चैयरमेन श्री सजय  
बंसल, पुत्र श्री एच.पी. बंसल एवं सचिव  
श्रीमती विमल बंसल, धर्मपत्नी श्री एच.  
पी. बंसल, निवासीगण 32/4 ई.सी.  
रोड़, देहरादून (उत्तरांचल)

:- श्री ए.के. सिंघल, अधिवक्ता कोर्ट  
कम्पाउन्ड, देहरादून

13. क्रेता का नाम व पता

14. रचयिता का नाम

Arbana

Bimal Bansal  
Bimal Bansal

Bimal Bansal

## विक्रय-विलेख

यह विक्रय-विलेख आज दिनांक 28-12-2004 को स्थान देहरादून में  
(1) श्री गुरदीप सिंह पाल, पुत्र श्री सुरेन्द्र सिंह पाल (2) श्रीमती  
विमला देवी धर्मपत्नी श्री सुरेन्द्र सिंह पाल, दोनों निवासीगण 74 राजपुर रोड़,  
देहरादून (उत्तरांचल) .... विक्रेतागण

एवं

उत्तराखण्ड उत्थान समिति, रजिस्टर्ड कार्यालय :- 32/4, ई.सी. रोड़,  
देहरादून द्वारा चैयरमेन श्री संजय बंसल, पुत्र श्री एच.पी. बंसल एवं सचिव  
श्रीमती विमल बंसल, धर्मपत्नी श्री एच.पी. बंसल, निवासीगण 32/4 ई.सी. रोड़,  
देहरादून (उत्तरांचल) .... क्रेता

विदित हो कि विक्रेतागण इस विक्रय-पत्र की सूची में वर्णित भूमि के  
एकमात्र मालिक, स्वामी, अध्यासी एवं भूमिधर है। उपरोक्त विक्रेतागण के  
अतिरिक्त अन्य कोई साझीदार व भागीदार नहीं है। विक्रेतागण को उक्त सूची में  
वर्णित भूमि को विक्रय करने हेतु समस्त अधिकार प्राप्त हैं। विक्रेतागण का  
नाम समस्त सरकारी अभिलेखों में बतौर स्वामी दर्ज चले आ रहे है।

विदित हो कि क्रेता एक समिति है जो सोसायटी रजिस्ट्रेशन एक्ट के  
अर्न्तगत पंजीकृत है, जिसका पंजीकरण सं० 81/2004-2005 है। क्रेता समिति  
के द्वारा ही निम्न वर्णित भूमि नियमानुसार कय की जा रही है।

विदित हो कि निम्न वर्णित भूमि को क्रय करने हेतु राज्य सरकार  
उत्तरांचल से शासनादेश सं० 49 भूमि क्रय / 18(1) 2004 दिनांक  
27-12-2004 अनुमति प्राप्त हो चुकी है। शासनादेश के अनुसार ही भूमि क्रय  
की जा रही है।

विदित हो कि निम्नलिखित भूमि जिसका पूर्ण विवरण इस विक्रय पत्र के  
अन्त में दिया गया है व जिसे आगे इस विक्रय पत्र में विक्रीत भूमि लिखकर  
भी सम्बोधित किया गया है।

विदित हो कि विक्रीत भूमि आज दिन तक हर प्रकार के भार बन्धन,  
रहन, कर, कुड़की, अदालत, जमानत, दान एवं कर्जा आदि से पूर्णतः मुक्त एवं  
रहित है तथा विक्रेतागण को भूमि को विक्रय करने सम्बन्धी समस्त कानूनी  
अधिकार प्राप्त हैं। यदि भविष्य में कोई त्रुटि विक्रीत भूमि के स्वामित्व में पायी  
जावेगी तो उसकी समस्त जिम्मेदारी विक्रेतागणों की होगी और विक्रेतागण समस्त  
हर्जे-खर्चे के जिम्मेदार होंगे।

विदित हो कि विक्रेतागण निम्न वर्णित भूमि को कुल विक्रय मूल्य  
6,08,400/- रुपये (छः लाख आठ हजार चार सौ रुपये मात्र) में विक्रय करने  
को सहमत है और क्रेता निम्न वर्णित भूमि को उपरोक्त धनराशि में कय करने  
को तैयार है।

Binal Bansal



अतः यह विलेख इस बात का साक्षी है :-

- 1- यह कि विक्रेतागणों निम्न वर्णित भूमि का कुल मूल्य 6,08,400/- रुपये (छः लाख आठ हजार चार सौ रुपये मात्र) क्रेता द्वारा सचिव श्रीमती विमल बंसल के माध्यम से पूर्व में ही प्राप्त कर ली है, जिसकी प्राप्ति हम विक्रेतागण को एतद्वारा स्वीकार है तथा अब इस भूमि के सम्बन्ध में कुछ भी लेना-देना शेष नहीं रह गया है।
- 2- यह कि कब्जा विक्रेतागण ने विक्रीत भूमि से अपना हटाकर व उठाकर मौके पर क्रेता का अपने समान करा दिया है। क्रेता को अधिकार होगा कि वह विक्रीत भूमि से जिस प्रकार चाहे लाभ उठाये, अपने उपयोग-उपभोग में लावे, निर्माण करें, काश्त करें, रिहायश करें, रास्ता, नाली, पानी, हवा, रोशनी आदि का उपयोग करें, राजस्व अभिलेख में अपने नाम से दाखिल खारिज करवायें, या अन्य किसी भी व्यक्ति या व्यक्तियों को विक्रय करें, इसमें विक्रेतागण को कोई आपत्ति नहीं होगी।
- 3- यह कि विक्रीत भूमि से सम्बन्धित आज तक के समस्त कर, लगान आदि या अन्य कोई पाया जावे तो विक्रेतागण के जिम्मे हैं व आज के बाद की समस्त अदायगी की जिम्मेदारी स्वयं क्रेता पर होगी।
- 4- यह कि यदि हम विक्रेतागण के अधिकार या स्वामित्व दोष के कारण विक्रीत भूमि या उसका कोई भाग क्रेता के अधिकार या कब्जे से निकल जाता है तो ऐसी दशा में क्रेता को अधिकार होगा कि वह हुई समस्त हानि व निकले हुए भाग भूमि की कुल कीमत मय खर्चा सहित विक्रेतागण से जिस प्रकार चाहे वसूल कर लेवे।
- 5- यह कि क्रेता-महोदय को अधिकार होगा कि वह निम्न वर्णित भूमि को किसी भी सरकारी व गैर सरकारी संस्थान में बन्धक रख सकता है तथा संस्था के हित में जो भी सम्भव हो, वह समस्त कार्य करने का अधिकार क्रेता-महोदय को होगा।
- 6- यह कि निम्न वर्णित भूमि में पूर्णरूप से स्वामित्व क्रेता-महोदय का होगा।
- 7- यह कि विक्रेतागण व हमारे समस्त उत्तराधिकारी, वारिसान, हित-प्रतिनिधि, स्थानापन्न आदि इस विक्रय पत्र के सदैव समान रूप से बाध्य व पाबन्द रहेंगे व समझे जायेंगे।

### वांछित विवरण

- (1) विक्रेतागण अनुसूचित जाति तथा जनजाति से सम्बन्ध नहीं रखते हैं।
- (2) विक्रीत भूमि पर कोई वृक्ष या बाग नहीं है।

*[Handwritten signatures and stamps]*  
Bansal  
Bansal  
Bansal

- 3 -

- (3) विक्रीत भूमि तहसील विकासनगर, जिला देहरादून में ग्रामीण क्षेत्र में स्थित है।
- (4) पक्षकारों के मध्य कोई भी रजिस्टर्ड अनुबन्ध पत्र नहीं है।
- (5) विक्रीत भूमि राज्य सरकार के अनुमति के अनुसार क्रय की जा रही है तथा अध्यादेश सं० 29 वर्ष 2003 के प्राविधानों का उल्लंघन नहीं हो रहा है।
- (5) विक्रीत भूमि मुख्य सड़क चकराता रोड़ से लगभग 12 किमी. से अधिक दूरी पर ग्रामीण क्षेत्र में स्थित है।
- (6) विक्रीत भूमि अंकन 6,08,400/- रुपये में विक्रीत की जा रही है, परन्तु सरकारी रेट 8,00,000/- रुपये प्रति हैक्टेयर है, जिसके अनुसार विक्रीत भूमि का मूल्य 9,36,000/- रुपये (नौ लाख छत्तीस हजार रुपये मात्र) बनता है और इसी विक्रय मूल्य पर 93,600/- रुपये का स्टाम्प शुल्क अदा किया जा रहा है।

### विवरण विक्रीत भूमि

भूमिधारी भूमि खसरा नं० 852'क', रकबा 1.1290 हैक्टेयर, खसरा नं० 852'ख', रकबा 0.0410, कुल रकबा 1.1700 हैक्टेयर, स्थित ग्राम नौगांव विकासखण्ड, सहसपुर, तहसील विकासनगर, जिला देहरादून। ✓

अतः यह विक्रय-पत्र आज दिनांक 28-12-2004 को स्थान देहरादून में विक्रेतागण व क्रेता ने साक्षीगणों के समक्ष हस्ताक्षर करके अंकित किया है ताकि सनद रहे तथा समय पर काम आवे।

(विक्रेतागण)

Bimla Pall

द्वारा अपने चैयरमेन एवं सचिव

Bimla Pall 13/12/04 (क्रेता)

साक्षीगण :-

(1)

CHARDEEP SINGH JI  
Lal C Sh. S. S. Vali  
74, Rajpur Road, Dehra Dun

(2)

Sudhir Bansal S/o Late Sh. H. P.  
Bansal P/o 32/4 G.C. Road

रखयिता एवं फोटो सत्यापिकता श्री ए.के. सिंघल, अधिवक्ता कोर्ट कम्पाउन्ड, देहरादून



Sd/ S. Banshal @ Sd/ Bimla Banshal @ Sd/ G. S. Pal @  
 Sd/ Bimla Pal @ Sd/ H. Singh @ Sd/ Sudheer @

प्रति एवं साक्षीगण के बिन्दु (बनूँ)  
 विषयानुसार लिये गये हैं जो सज्जन  
 प्रतीत होते हैं।

Sd/ श्री ० पी ० श्री

बही नं. I 02 224  
 ए.डी.का नं. 488 75/82  
 नं. 684 28/12/2004  
 हैं रजिस्ट्री के माध्यम से।  
 Sd/ श्री ० पी ० श्री  
 उप निबंधक  
 विकासनगर, देहरादून

प्रतिलिपि सत्यप्रतिलिपि की  
 तलना की उप निबंधक