

C.J.M. Court  
nd, Dehradun,  
India.

CERTIFICATE

Dated: 19.04.2021

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

SUB: Opinion and Title Investigation and Search Report in respect of all that Property Khata No. 03159 forming part of Khasra No. 433 area 0.5020 Hect., Khasra No. 434 area 0.2490 Hect., Khasra No. 435 area 0.3430 Hect., khasra No. 436 area 0.3930 Hect., total area 1.487 Hect., situated at Mauza Majra, Pargana Pachwa Doon, Tehsil Sadar, 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, 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, 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 :-

- Certified copy of General Power of Attorney dated 30.10.2007 executed by Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma in favour of Sh. Gulzar Ahmad son of Sh. Shahadat Ali and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 234 at page 375 to 384 serial No. 1535 dated 06.11.2007.
- Certified copy of General Power of Attorney dated 29.01.2008 executed by Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma in favour of Sh. Gulzar Ahmad son of Sh. Shahadat Ali and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 242 at page 285 to 294 serial No. 115 dated 01.02.2008.
- Original Sale Deed dated 03.05.2010 executed by Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma through their attorney Sh. Gulzar Ahmad son of Sh. Shahadat Ali area measuring 1.487 Hects., in favour of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 Volume 3108 at page 333 to 432 serial No. 3246 date 03.05.2010.



said Khata and Khasra recorded in the names of Sh. Hari Om Sharma and others since 1977 and subsequently, the name of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and wife of Sh. Sanjay Bansal have been duly mutated in the revenue records.

I am not 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 amongst Banks/Financial Institutions.

per your instructions and pursuant to my search conducted in the office of Sub-Registrar, Dehradun period of 01.01.1977 to till date vide receipt attached with the report. Certified copy of the Transfer is enclosed herewith and thereby undersigned came to the conclusion that No. Encumbrance has been found 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 hereunder :-

A) Name of Lender :

B) Date of Opinion : 19.04.2021

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

The present owner is executed the following documents below total area 1.487 Hect.,

I hereby certify that **Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sanjay Bansal resident of 32/4, E.C. Road, Dehradun** has a clear, valid and marketable title over the above said property, subject to the aforesaid charge of **PNB, BO NAV, Saharanpur, U.P.** and chain of documents is complete and he is competent to create an equitable mortgage in favour of the Bank.

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

- Certified copy of General Power of Attorney dated 30.10.2007 executed by Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma in favour of Sh. Gulzar Ahmad son of Sh. Shahadat Ali and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 234 at page 375 to 384 serial No. 1535 dated 06.11.2007.
- Certified copy of General Power of Attorney dated 29.01.2008 executed by Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma in favour of Sh. Gulzar Ahmad son of Sh. Shahadat Ali and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 242 at page 285 to 294 serial No. 115 dated 01.02.2008.
- Original Sale Deed dated 03.05.2010 executed by Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma through their attorney Sh. Gulzar Ahmad son of Sh. Shahadat Ali area measuring 1.487 Hects., in favour of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 Volume 3108 at page 333 to 432 serial No. 3246 dated 03.05.2010 **with certified copy of the same.**
- Khatauni wherein the said Khata and Khasra recorded in the names of Sh. Hari Om Sharma and others since the fasli year 1384 i.e. 1977 and subsequently, the name of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and 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, Dehradun

4-Search Certificate

5-Certified copy

6-Affidavit

Yours's faithfully

(Deepak Mengwal  
Advocate



# **SPECIAL REPORT ON TITLE**

ANNEXURE-IV

Investigation and Special Report in respect of all that Property Khata No. 03159 forming Khasra No. 433 area 0.5020 Hect., Khasra No. 434 area 0.2490 Hect., Khasra No. 435 area 0.3430 Hect., Khasra No. 436 area 0.3930 Hect., total area 1.487 Hect., situated at Mauza Majra, Pargana Pachwa Tehsil Sadar, District Dehradun, Uttarakhand.

be considered

**Counsel's Statement**

**ARTICULARS**

Name of the borrowers with address

**Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sanjay Bansal resident of 32/4, E.C. Road, Dehradun.**

Name of owner with parentage/ constitution & address.

**Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sanjay Bansal resident of 32/4, E.C. Road, Dehradun.**

Details of the plot of property to be mortgaged:  
As per Title Deed  
As per present Position

## **DESCRIPTION OF THE PROPERTY**

All that Property Khata No. 03159 forming part of Khasra No. 433 area 0.5020 Hect., Khasra No. 434 area 0.2490 Hect., Khasra No. 435 area 0.3430 Hect., Khasra No. 436 area 0.3930 Hect., total area 1.487 Hect., situated at Mauza Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun, Uttarakhand.

## **B INVESTIGATION**

1. Brief Details of the Title Deeds/document Scrutinized :-

- Certified copy of General Power of Attorney dated 30.10.2007 executed by Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma in favour of Sh. Gulzar Ahmad son of Sh. Shahadat Ali and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 234 at page 375 to 384 serial No. 1535 dated 06.11.2007.
- Certified copy of General Power of Attorney dated 29.01.2008 executed by Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma in favour of Sh. Gulzar Ahmad son of Sh. Shahadat Ali and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 242 at page 285 to 294 serial No. 115 dated 01.02.2008.
- Original Sale Deed dated 03.05.2010 executed by Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma through their attorney Sh. Gulzar Ahmad son of Sh. Shahadat Ali area measuring 1.487 Hects., in favour of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 Volume 3108 at page 333 to 432 serial No. 3246 dated 03.05.2010.
- Khatauni wherein the said Khata and Khasra recorded in the names of Sh. Hari Om Sharma and others since the fasli year 1384 i.e. 1977 and subsequently, the name of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and 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 Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun, Uttarakhand recorded in the names of Sh. Hari Om Sharma and others since the fasli year 1384 i.e. 1977.
- Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma executed a General Power of Attorney dated 30.10.2007 in favour of Sh. Gulzar Ahmad son of Sh. Shahadat Ali and duly registered in the office of the Sub-Registrar,



Dehradun in book no. 4 Volume 234 at page 375 to 384 serial No. 1535 dated 06.11.2007.  
 Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma executed a General Power of Attorney dated 29.01.2008 in favour of Sh. Gulzar Ahmad son of Sh. Shahadat Ali and duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 Volume 242 at page 285 to 294 serial No. 115 dated 01.02.2008.  
 Sh. Hari Om Sharma, Sh. Vikas Sharma both son of Late Sh. Ghanshyam Sharma and Smt. Santosh wife of Late Sh. Ghanshyam Sharma through their attorney Sh. Gulzar Ahmad son of Sh. Shahadat Ali area measuring 1.487 Hects., executed a Sale Deed dated 03.05.2010 in favour of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 Volume 3108 at page 333 to 432 serial No. 3246 dated 03.05.2010.  
 • After the purchase the name of Sh. Sanjay Bansal son of Late Sh. H.P. Bansal and Smt. Seema Bansal wife of Sh. Sanjay Bansal have been duly mutated in the revenue records.

2	Whether certified copies have been obtained from the Registrar's office.	:	Yes
3	Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	:	Yes the document in hand is compared with the certified copy and the documents do not given raise to any doubt and suspicion.
4	Whether the registration particular number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the certified copy as obtained from the registrar's office?	:	Yes
5	Whether the registration particulars number & date and page particulars as given in the Title Deed tally with the particulars in the certified copy as obtained from the registrar's office?	:	Yes
6	Whether the photographs of parties as affixed in conveyance deed / title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	:	Yes
7	Whether the contents 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 mortgaggers.
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 Nagar Nigam, 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	:	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.
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.
19	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.		N.A.
20	Whether any permission of Income Tax Authorities / Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	:	N.A.
21	In respect of agriculture Land, whether Land is declared surplus or under consolidation of holding?	:	No
22	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, BO NAV, Saharanpur, U.P..
23	Whether the mortgaged property is enforceable under SARFAESI Act -2002.		Yes

Date 19.04.2021

Your's faithfully



(Deepak Mengwal)  
Advocate



## Search report

the Cheif Manager,  
Punjab National Bank,  
MCC, Dehradun.

g:- All that Property Khata No. 03159 forming part of Khasra No. 433 area 0.5020 Hect., Khasra No. 434 area 0.2490 Hect., Khasra No. 435 area 0.3430 Hect., khasra No. 436 area 0.3930 Hect., total area 1.487 Hect., situated at Mauza Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun, Uttarakhand.

### 1. Sub- Registrar Office:-

Personal Serach was carried out for the purpose of inspection conducted by me in the office of Sub-Registrar, Dehradun form the period of 01.01.1977 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.

6. Any other Documents :  
a) Recipt for payment of Municipal Tax etc. : NA.  
7. The search made in ROC:- : NA.  
8. Inspection of Court Records:- : NA.  
9. Search made/inspectoin carried out in the following office disclosed.

Office	Date of Serach/Inspection	Information
Sub Registrar, Dehradun	08.04.2021	All the document were property registered over there.

Your's faithfully



(Deepak Mengwal)  
Advocate



3246

P-1112

SALE DEED

Consideration

Rs. 83,27,000.00

Market value on which stamp duty paid

Rs. 83,28,000.00 ✓

No. of stamp sheets

49

Stamp duty

Rs. 5,83,000.00

Where as We. Shri Hari Om Sharma, Shri Vikas Sharma sons of late Shri Ghanshyam and Smt. Santosh wife of late Shri Ghanshyam resident of Village Majra, Pargana Central Doon, District Dehradun through their attorney Shri Gulzar Ahmed son of Shri Shahadat Ali resident of village Buddhi, P.O. Karbari Grant, District Dehradun (here in after called the SELLER) of the FIRST PART

~~Agreement No. 4030~~  
Form 60

are the sole / joint proprietors of the property detailed in the end and also in possession of the same, do hereby sell to Shri Sanjay Bansal son of late Shri H.P. Bansal and Smt. Seema Bansal wife of Shri Sanjay Bansal resident of 32/4, E.C. Road, Dehradun (herein after called the "PURCHASERS") of the SECOND PART.

PAN: AEZPB39725A

PAN: AH3PB3579P

For consideration of Rs. 83,27,000.00

As per details in the sale deed

The property is free from all charges, lien and encumbrances  
Details of the property as given in the schedule at the foot of this deed.

*[Handwritten signatures and stamps]*  
Sharma  
Bansal



INDIA NON JUDICIAL



RS 15000

RS 15000

29 APR 2010

038B 079064



-2-

SALE DEED

THIS DEED OF SALE IS MADE THIS 03<sup>rd</sup> day of May, 2010 BETWEEN Shri Hari Om Sharma, Shri Vikas Sharma sons of late Shri Ghanshyam and Smt. Santosh wife of late Shri Ghanshyam resident of Village Majra, Pargana

*[Handwritten signatures and stamps]*



15000

भारतीय गैर न्यायिक  
INDIA NON JUDICIAL

15000



Rs. 15000

Rs. 15000

9 APR 2010

03BB 079065

-3-

Central Doon, District Dehradun through their attorney Shri Gulzar Ahmed son of  
Shri Shahadat Ali resident of village Buddhi, P.O. Karbari Grant, District  
Dehradun (herein after called the "SELLERS" ) of the FIRST PART

[Signature]

[Signature]  
[Signature]



15000

भारत गैर न्यायिक  
INDIA NON JUDICIAL

15000



RS. 15000

Rs. 15000

29 APR 2010

03BB 079066

+

AND

Shri Sanjay Bansal sen of late Shri H.P. Bansal

*Handwritten signature*

Bansal

*Handwritten signature*





29 APR 2010  
Date Recd  
Date 29.04.10

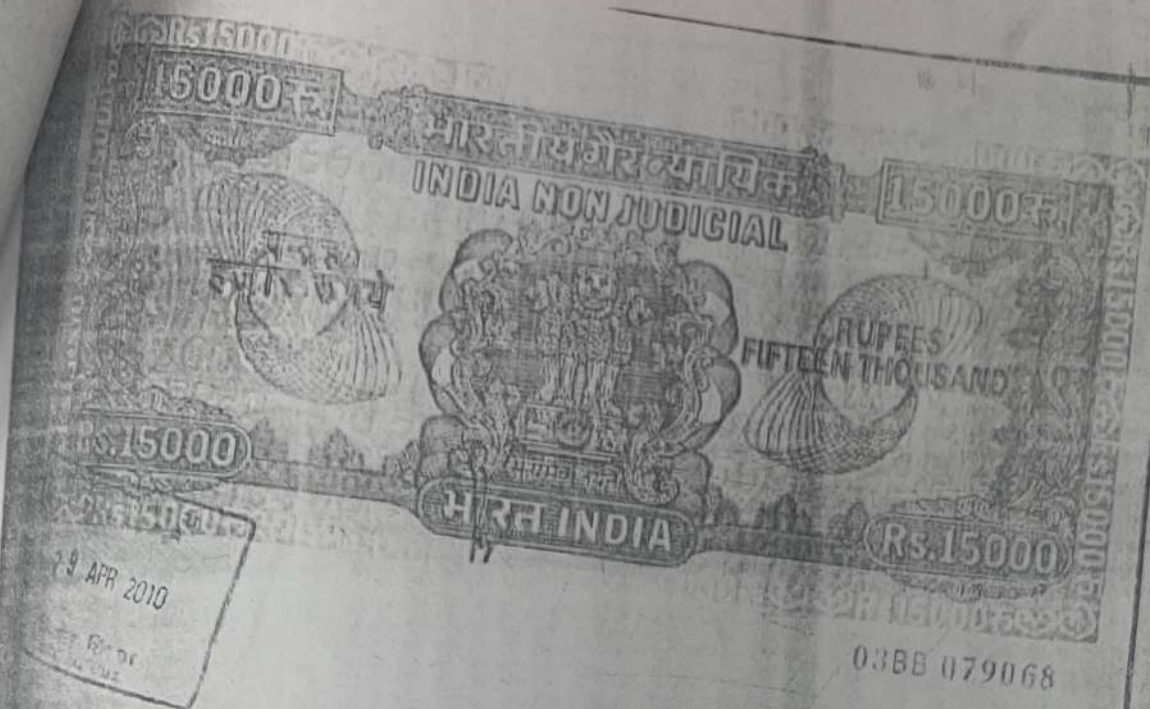
03BB 079067

and Smt. Seema Bansal wife of Shri Sanjay Bansal residents of 32/4, E.C. Road, Dehradun (hereinafter called the "PURCHASERS") of the SECOND PART;

*[Handwritten signature]*

*[Handwritten signature]*





-6-

PROVIDED ALWAYS and it is hereby agreed that wherever the context so requires the terms "SELLERS" and "PURCHASERS" shall include their respective heirs, legal representatives and assigns.

*[Signature]*  
AEND

*[Signature]*  
Gaurav





29 APR 2010

03BB 079069

-7-

AND WHERE AS the Sellers are the sole and absolute owner of all that property forming part of Khasra No. 433 measuring 0.5020 Hects, Khasra No. 434 measuring 0.2490 Hects, Khasra No. 435 measuring 0.3430 Hects, Khasra

*[Handwritten signature]*

*[Handwritten signature]*

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03BB 079070

12 9 APR 2010

-8-

No. 436 measuring 0.3930 Hects total measuring 1.487 Hects. situated in Village Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun (hereinafter called the said property).

*[Signature]*

*[Signature]*  
*[Signature]*





-9-

AND WHEREAS the said khasra plots were recorded in the name of Shri Ghanshyam, father of the Sellers no. 1 and 2 and husband of seller no. 3, in the revenue records as Bhumidhar with transferable rights since the fasli year 1384 i.e. 1977.

*Chand*

*Kansh*





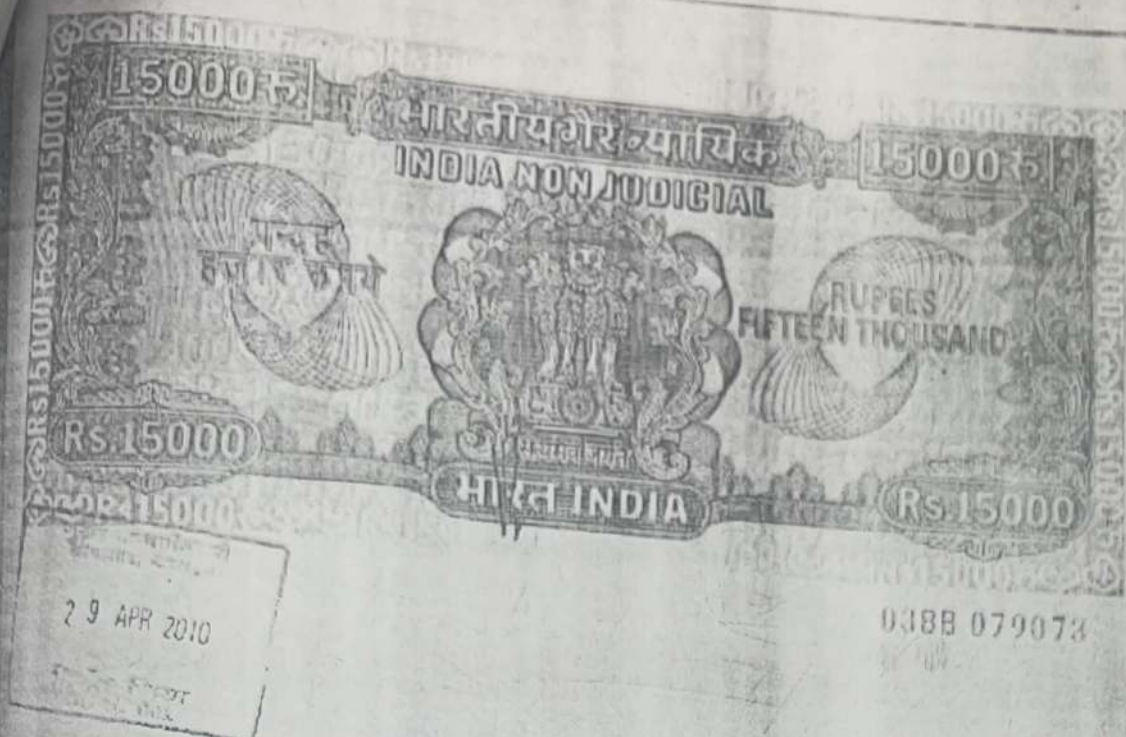
-10-

AND WHEREAS the sellers had appointed Shri Gulzar Ahmed son of Shri Shahzad Ali as their attorney vide general power of attorney dated 30.10.2007 duly registered in the office of the Sub-Registrar, Dehradun in book

*[Signature]*

*[Signature]*  
*[Signature]*





-11-

no. 4, volume 234 on pages 375 to 384 at serial no. 1535 dated 06.11.2007 and  
vide general power of attorney dated 29.01.2008 duly registered in the office of  
the Sub-Registrar, Dehradun in book no. 4, volume 242 on pages 285 to 294 at

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

*[Red checkmark]*





29 APR 2010  
29 APR 2010

-12-

serial no. 115 dated 01.02.2008. Shri Gulzar Ahmed has assured the purchasers that the said power of attorney subsists and he has power to execute the sale deed

*[Signature]*

*[Signature]*  
*[Signature]*

*[Red mark]*





9 APR 2010

03BB 079075

-13-

AND WHEREAS the Sellers has agreed to sell all that property forming part of Khasra No. 433 measuring 0.5020 Hects, Khasra No. 434 measuring

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*







9 APR 2010

03BB 079076

-14-

0.2490 Hects, Khasra No. 435 measuring 0.3430 Hects, Khasra No. 436 measuring 0.3930 Hects total measuring 1.487 Hects. situated in Village Maira.

*R. Singh*

*Chand*  
*Kaur*

*✓*





भारतीय गैर न्यायिक  
29 APR 2010  
भारतीय गैर न्यायिक

03BB 079077

-15-

Pargana Pachwa Doon, Tehsil Sadar, District Dehradun (more fully described in the schedule given at the foot of this deed) to the Purchasers for a sum of Rs. 83,27,000.00 (Rupees Eighty Three Lac Twenty Seven Thousand Only).

*[Signature]*

*[Signature]*  
*[Signature]*





0388 079078

APR 2010

-16-

AND WHEREAS the Purchasers have agreed to purchase the said property at the said agreed price of Rs. 83,27,000.00 (Rupees Eighty Three Lac Twenty Seven Thousand Only).

*[Signature]*

*[Signature]*  
*[Signature]*

*[Red checkmark]*





12 9 APR 2010

03BB 079079

-17-

**NOW THIS DEED WITNESSETH AS UNDER:**

That in pursuance of the said agreement and in consideration of a sum of Rs. 83,27,000.00 (Rupees Eighty Three Lac Twenty Seven Thousand Only) paid by the Purchasers to the Seller in the following manner:-

*[Signature]*

*[Signature]*  
*[Signature]*





-18-

- i) Rs. 5,00,000.00 vide cheque no. 37480 dated 25.11.2008 drawn on Punjab National Bank, Kaulaghar Road, Dehradun.

*CA*

*RB*  
*Sanjay*

*✓*





-19-

ii) Rs. 25,00,000.00 vide cheque no. 518489 dated 20.07.2009 drawn on Punjab National Bank, Kaulaghar Road, Dehradun

*Handwritten signature*

*Handwritten signature*  
*Handwritten signature*



03BB 079082

-20-

iii) Rs. 25,00,000.00 vide cheque no. 518490 dated 26.07.2009 drawn on  
Punjab National Bank, Kaulaghar Road, Dehradun

*[Signature]*

*[Signature]*  
*[Signature]*

*[Red checkmark]*





9 APR 2010

03BB 079083

-21-

iv) Rs. 28,27,000.00 paid in cash earlier on various dates.

*[Handwritten signatures and initials]*



29 APR 2010

0388 079084

-22-

(the receipt of which sum the Sellers through their attorney hereby acknowledges)  
the Seller hereby transfers, alienates and assign all that property forming part of

*[Signature]*

*[Signature]*  
*[Signature]*







03BB 079085

9 APR 2010

-23-

Khasra No. 433 measuring 0.5020 Hects, Khasra No. 434 measuring 0.2490 Hects, Khasra No. 435 measuring 0.3430 Hects, Khasra No. 436 measuring

*[Signature]*

*[Signature]*  
*[Signature]*





-24-

0.3930 Hects total measuring 1.487 Hects. situated in Village Majra, Pargana  
Pachwa Doan, Tehsil Sadar, District Dehradun (more fully described in the

*W. A. Singh*

*[Signature]*  
*Ganesha*







0388 079087

THE RESERVE BANK OF INDIA  
CURRENCY DEPARTMENT

7 APR 2010

-25-

schedule given at the foot of this deed) TO HOLD the same to the Purchaser's  
alongwith all rights, interest, title and easements, appurtenant thereto as absolute  
owner forever.

*[Signature]*

*[Signature]*  
*[Signature]*

*[Red checkmark]*



7 5 APR 2010

03BB 079088

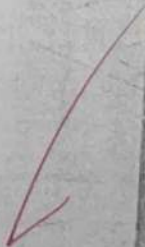
-26-

SELLERS FURTHER COVENANTS WITH THE PURCHASERS AS UNDER:

1. That the Seller have delivered possession of the property hereby sold which shall hereinafter be held and enjoyed and the rents and profits received

*[Signature]*

*[Signature]*  
*[Signature]*







03BB 079089

-27-

there from by the Purchasers without any interruption or disturbance by the Seller

*[Signature]*

*[Signature]*  
*[Signature]*





12.9.2010

0388 079090

-28-

or any other person claiming through or under it and without any lawful disturbances or interruptions by any other person whatsoever.

*La A...*

*B...*  
*...*







7 9 APR 2010

03BB 079091

-29-

2. That the Seller will at the cost of the Purchasers execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the Purchasers, their heirs or assigns as may reasonably be required.

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten mark]*



संयुक्त प्रशासकीय  
कोष, नया दिल्ली  
29 APR 2010

03BB 079092

-30-

3. That the interest hereby transferred subsists and the Seller have power to sell the same.

*CA*

*MB*  
*Chaudhary*





03BB 079093

भारतीय गैर न्यायिक  
भारत INDIA  
29 APR 2010  
भारत INDIA

-31-

4. That the property hereby sold is free from all charges, claims, litigation, mortgages, court attachments, lien and encumbrances.

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

*[Red handwritten mark]*



उत्तराखण्ड UTTARAKHAND

12-9 APR 2010

733470

-32-

5. That all taxes levied on the said property hereby sold upto the date of sale have been paid by the Seller if however any amount is found to be due in respect

*[Handwritten signature]*

*[Handwritten signature]*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु.  
10000

Rs.  
10000

TEN THOUSAND RUPEES

INDIA

खण्ड UTTARAKHAND

733238

9 April 2010

समिति  
पुणे

-33-

of any tax upto the date of sale, then in that event it shall be the responsibility of the Seller to pay the same.

*Chand*

*Suban*  
*Chand*

*✓*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000

Rs.  
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

733757

-34-

6.

That the parties are not members of Schedule Caste or Schedule Tribe.

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Red handwritten mark*





उत्तराखण्ड UTTARAKHAND

733593

-35-

7. That the purchaser had moved an application under section 31 of the Indian Stamp Act for adjudication of the value of the land hereby transferred

(A-8)

*[Handwritten signature]*  
*[Handwritten signature]*



उत्तराखण्ड UTTARAKHAND

29 APR 2010

733085

-36-

being case no. 1/2009-10 State vrs. Smt. Seema Bansal and Shri Sanjay Bansal.

*Sanjay*

*Seema Bansal*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹. 10000



Rs. 10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

732454

29 APR 2010

Stamp of the Collector, Dehradun

-37-

The Learned Collector Stamp/Additional District Magistrate, Finance and Revenue, Dehradun vide its order dated 22.04.2010 assessed the value of the

*Handwritten signature*

*Handwritten signature*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

₹. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

730426

मुख्य कोर्टाधिकारी  
उत्तराखण्ड न्यायिक

19 APR 2010

लिखित दस्तावेज

-38-

property at Rs. 83,27,200.00 and directed the payment of stamp duty in the sum of Rs. 5,82,960.00. Accordingly the requisite stamp duty is being paid.

*[Signature]*

*[Signature]*  
*[Signature]*





उत्तराखण्ड UTTARAKHAND

29 APR 2010

732427

-39-

2. That the Seller further covenants to keep the Purchasers indemnified in case they are deprived of the property hereby sold or any part thereof on account of any defect in the title of the Seller.

*[Signature]*

*[Signature]*



उत्तराखण्ड UTTARAKHAND

732417

29 APR 2010

-40-

2 That the property hereby sold is situated within the Municipal Limits and hence the provisions of Section 154 of the U. P. Z. A. and L. R. Act are not attracted.

*Suben*

*Handwritten signature*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹ 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

732399

29 APR 2010

-41-

SCHEDULE OF THE PROPERTY

All that property forming part of Khasra No. 433 measuring 0.5020 Hects, Khasra No. 434 measuring 0.2490 Hects, Khasra No. 435 measuring 0.3430 Hects.

*[Signature]*

*[Signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000

Rs.  
10000

TEN THOUSAND RUPEES

INDIA

732450

उत्तराखण्ड UTTARAKHAND

29 APR 2010

-42-

Khasra No. 436 measuring 0.3930 Hects total measuring 1.487 Hects. situated in  
Village Majra, Pargana Pachwa Doon, Tehsil Sadar, District Dehradun

*[Signature]*

*[Signature]*  
*[Signature]*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹.  
10000

Rs.  
10000

TEN THOUSAND RUPEES

INDIA

नारायण UTTARAKHAND

732469

5 APR 2010

17 जिला  
V.L. 503

-43-

Finger Prints in Compliance of Section 32A of The Registration Act 1908.

NAME AND ADDRESS OF THE FIRST PARTY/SELLER

Shri Hari Om Sharma, Shri Vikas Sharma sons of late Shri Ghanshyam and  
Smt. Santosh wife of late Shri Ghanshyam resident of Village Majra,  
Pargana Central Doon, District Dehradun through their attorney Shri

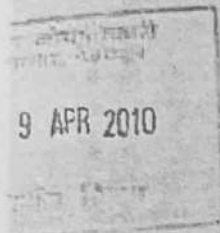
*[Signature]*

*[Signature]*  
*[Signature]*



राखण्ड UTTARAKHAND

732485

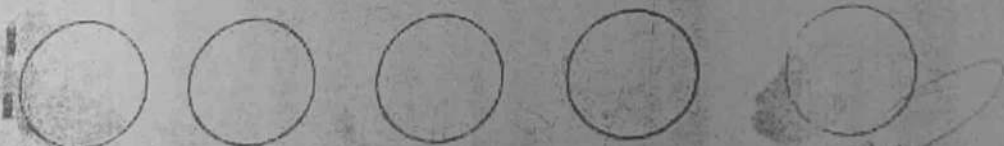


-44-

Gulzar Ahmed son of Shri Shahadat Ali resident of village Buddhi, P.O.  
Karhari Grant, District Dehradun

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



*Gulzar*

*W. B. Rao*  
*Dehradun*



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

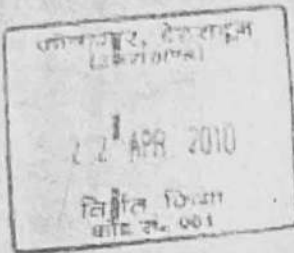
पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

A 826891

उत्तरांचल UTTARANCHAL



-45-

FINGER PRINTS OF THE RIGHT HAND  
THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



*Handwritten signature*

*Handwritten signature*  
*Handwritten signature*



भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उत्तरांचल UTTARANCHAL

A 826892

-46-

NAME AND ADDRESS OF THE SECOND PARTY/PURCHASERS No. 1

Shri Sanjay Bansal son of late Shri H.P. Bansal resident of 32/4, E.C. Road,  
Dehradun

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



*Sanjay*

*Sanjay*



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उत्तरांचल UTTARANCHAL

A 633062

29 April 2010

-47-

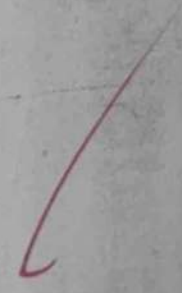
FINGER PRINTS OF THE RIGHT HAND

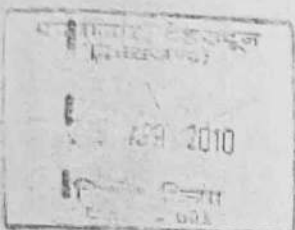
THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



*[Signature]*

*[Signature]*  
*[Signature]*





-48-

NAME AND ADDRESS OF THE SECOND PARTY/PURCHASERS no. 2

Smt. Seema Bansal wife of Shri Sanjay Bansal resident of 32/4, E.C. Road,  
Dehradun

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



*Sanjay*

*Seema Bansal*





उत्तरांचल UTTARANCHAL

A 633064

-49-

FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



E.P. 102

13/11/10  
Kansal





चित्रकला



कला



कला



बही न. 1

जिल्हा

3108

पृष्ठ 333 से 432

पे न.

3246

पर आज दिनांक 03/05/2010

से रजिस्ट्री की गई।

उप निबन्धक

सदर 2 वेतन

CROWN-100

NIC UTTARANCHAL